

Mr Ian Hubbarde
Link Architectural Ltd
The Grange
20 Market Street
Swavesey Cambridge
CB24 4QG

Application Ref: **2017/5148/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

21 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
76 Gascony Avenue
London
NW6 4NE

Proposal:

Proposed erection of a single storey side and rear extension to ground floor flat

Drawing Nos: Location Plan, Site Plan, HP17703/01, HP17703/02.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Site Plan, HP17703/01, HP17703/02.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity space and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed extension would be constructed along the boundary with the adjoining property no. 74 Gascony Avenue projecting 2.6m rearwards beyond this neighbours rear elevation. It would maintain a distance of 1.3m from the shared boundary with no. 93 and 95 West End Lane. The side to rear element would span a max depth of 8m and the overall extension would measure a max height of 3.4m

and 3m at the eaves. The proposed single storey side and rear extension is considered as a subservient addition to the main dwelling and is acceptable in this regard. Due to its concealed siting, the proposed extension would not be visible from any public place and only a select number of private views from immediately adjacent properties. The materials of the proposed brick walls, aluminium framed doors and timber framed windows are also considered acceptable as they would respect the original character of the main dwelling. The property is not located within a conservation area, the building is not listed nor within the setting of a listed building. The proposed extension would respect the character of the host dwelling and would not impact upon any streetscene.

Due to the modest scale, height and design of the proposed extension, it would not give rise to any detrimental impact on the amenity of the adjoining property no 74. Due to the orientation of the neighbouring properties no 93 and 95 West Lane, the proposed extension would be located adjacent to the rear boundary of these properties. The proposed extension would therefore be sited a significant distance from the rear elevation of these properties (over 9m) which overcomes any concerns regarding impact on residential amenity in terms of privacy or outlook. Furthermore, a site visit confirmed that a high boundary treatment comprising a brick wall, timber wall and vegetation is currently in situ along this shared boundary which would further mitigate the impact of the proposed extension on the properties located on West End Lane. The proposed extension would not therefore give rise to any detrimental impact on neighbouring amenity. In order to ensure that the privacy of the adjoining properties are protected, a condition is suggested that the area of flat roof shall not be used as an external terrace.

Overall the proposed extension is considered acceptable in terms of both design and amenity to all adjoining neighbours.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

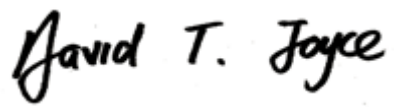
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning