

Peter Brown Associates  
63 Grosvenor Street  
LONDON  
W1K 3JG

Application Ref: **2017/5796/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

28 November 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**46 Primrose Hill Road  
London  
NW3 3AA**

Proposal: Erection of a upper ground floor and first floor rear extension following the removal of existing upper ground floor rear extension.

Drawing Nos: Suffix 212/02; 01,02,03,04,05,06B,07B,08B,09B,10B,11A,12

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 [and D2 if in CA] 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:

Dwg.No Suffix 212/02; 01,02,03,04,05,06B,07B,08B,09B,10B,11A,12

Reason:

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

Informative(s):

- 1 Reason for granting.

An identical extension was approved in the same location of this property under ref: 2013/1660/P but was not implemented. The design of the 2013 scheme was agreed following careful consideration by officers, in the context of an allowed appeal at the neighbouring property. The proposed rear extension would be well screened from the public views. It would be one storey below the eaves. The upper ground floor element would replicate the footprint of the existing rear addition and the new first floor element would not project beyond the existing first floor rear extension at no 44. The upper level would have a lightweight appearance and the roof forms would match the rear extension of no 44. Traditional materials such as matching brick work and timber windows would also be used.

The proposed extension would be subordinate to the host building and would respect to the recent development pattern in the area. The proposal is considered not to harm the appearance and character of the Belsize Park conservation area and therefore is considered acceptable in design terms.

The roof's additional bulk or massing would not cause significant loss of light to any neighbouring occupier due to its proposed size, distance and its location from nearest properties.

The proposed extension as it would not project beyond the existing rear addition at no 44 it would not have an impact on the daylight amenities of that property.

The distance between the proposed extension and the closest rear habitable windows of no 48 would be approximately 8m therefore within 45 degree line the proposed extension would not overshadow the rear windows of no 48. Although the proposed extension would have windows on the north side elevation it would not significantly worsen the existing situation as the overlooking from these windows would be on very oblique angles. Therefore the proposed development is not considered to be harmful in terms of amenity.

The proposal would not harm the character and appearance of the host building and the wider conservation area. Subject to the recommended safeguarding

condition the proposal would also not affect the amenities of the neighbouring properties.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No comments have been received prior to making this decision; the site's planning history were taken into account in coming to this decision.

As such, the proposed development is in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

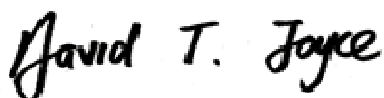
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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



David Joyce  
Director of Regeneration and Planning