

Mrs Elizabeth Borowiecka  
Buro Boro Architects  
81A Grove Park  
London  
SE5 8LE

Application Ref: **2017/5126/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

30 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2A Caversham Road**  
**London**  
**NW5 2DU**

Proposal: Erection of single storey side extension at lower ground floor level and increase in height of western boundary wall.

Drawing Nos: CR/01, CR/16, CR/04, CR/03, CR/02, CR/06, CR/05, CR/13, CR/12, CR/11, CR/14, CR/15, Location Plan, Design and Access Statement dated September 2017.

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 policies D1 and D2 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: CR/01, CR/16, CR/04, CR/03, CR/02, CR/06, CR/05, CR/13, CR/12, CR/11, CR/14, CR/15, Location Plan, Design and Access Statement dated September 2017.

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and simple design of the proposed single storey side extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the application property has an existing painted brick wall with doorway between its flank elevation and boundary wall which is built flush with the principle elevation of the property and already reads as a side extension. The proposal would largely match the appearance of the existing wall and its increased height (approximately 2.8m) would not have a significant impact on the original character of the property.

The proposed extension would be largely screened from public view with only a 0.7m section being visible from Caversham Road and Wolsey Mews. Therefore, the scale and height of the proposal, coupled with the 0.2m increase in the height of the existing boundary wall, is not considered to have a significant impact on the character of the surrounding conservation area.

The maximum height (3.6m), depth (10m) and location of the proposed side extension would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

One letter of support was received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

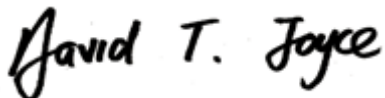
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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