

Mr Vollmer-Koenig
Studio VK Limited
1 Thane Villas
Regent Studios
Studio 215
London
N7 7PH

Application Ref: **2017/6704/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

5 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Carleton Gardens
Brecknock Road
London
N19 5AQ

Proposal:
Proposed erection of a single storey rear infill extension, replacement doors and windows on the ground floor rear elevation and installation of new window to rear elevation at second floor level.

Drawing Nos: 100-01, 200-01, 130-01, 360-01 rev 03, 120-01, 300-01 rev 01, 130-02, 300-02 rev 01.

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:

100-01, 200-01, 130-01, 360-01 rev 03, 120-01, 300-01 rev 01, 130-02, 300-02 rev 01.

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

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 single storey rear infill extension would have a pitched roof design and eaves height measuring 3.1m along the shared boundary with the adjoining property no. 8. It would appear as a subservient addition to the main dwelling; its design and matching materials are appropriate to the house and surrounding area. Similarly the proposed windows to the rear elevation are considered suitable in design terms given their modest scale and rear setting.

The proposed rear infill extension would not project beyond the existing two storey rear outrigger currently in situ at the subject property. Its impact would therefore be mitigated by the existing built form at the subject property and would not affect the amenities of no. 10. Given the proposed infill extensions modest scale and shallow

depth of approx. 2.4m, it would not give rise to any detrimental impact on the residential amenity of the adjoining occupier at no 8. The proposed fenestration to the rear elevation of the subject property is considered to offer typical views of an urban area and would not result in any additional impact on the residential amenity of neighbouring occupiers in terms of overlooking or loss of privacy than the existing fenestration. It can therefore be supported in this instance and is acceptable.

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 and policy of D3 the Kentish Town Neighbourhood Forum. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

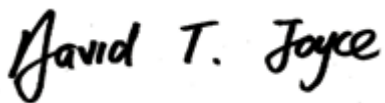
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



David Joyce
Director of Regeneration and Planning