

Application ref: 2017/6595/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 22 February 2018

**Development Management**  
Regeneration and Planning  
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Locksley Architects  
Westbourne Studios  
Unit 21  
Notting Hill  
W10 5JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Manstone Road**  
**LONDON**  
**NW2 3XG**

Proposal: Single storey rear extension

Drawing Nos: 050, EO1 Rev B, EO2 Rev B, EO3 Rev B, EO4 Rev B, PO1 Rev B, PO2 Rev B, PO3 Rev B, PO4 Rev B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 050, EO1 Rev B, EO2 Rev B, EO3 Rev B, EO4 Rev B, PO1 Rev B, PO2 Rev B, PO3 Rev B, PO4 Rev B.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street. The design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

As the proposed rear extensions would be no higher than the existing boundary walls on both sides of the dwelling it is not considered the extensions would result in any significant loss of residential amenity to the neighbouring properties (Nos. 12 or 16 Manstone Road) from loss of light, overlooking or be overbearing impacts.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

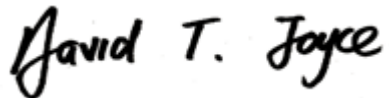
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning