

Application ref: 2017/6362/P  
Contact: Alyce Keen  
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Date: 23 February 2018

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**54 Gondar Gardens**  
**LONDON**  
**NW6 1HG**

Proposal:  
Erection of a single-storey side and rear extension to replace 2 existing ones.  
Drawing Nos: S001; S003; S100; S200; A001 Rev D; A100 Rev D; A101 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: S001; S003; S100; S200; A001 Rev D; A100 Rev D; A101 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 single storey side infill and rear extensions extend further beyond the existing ones they replace. However as revised, they are subordinate in terms of form, scale and proportions and respect the character of the host building. The contemporary design approach and materials used are considered appropriate here. The extensions would retain a reasonable proportion of the garden. They would maintain the character of the rear elevations of the terrace of properties here where other rear extensions have been approved and built.

The proposed rear extension will have the same depth as the existing extension at no.52 Gondar Gardens, therefore the extension will not harm the residential amenity of this adjoining property. The side infill extension as revised has been stepped back in height and depth to minimise its impact in terms of sense of enclosure to the adjoining property at no.56 Gondar Gardens. Its height is limited to 3m for a depth of 6.5m and then reducing to 2.5m high for the remaining depth of 3m. As there is an existing boundary wall here for a depth of 5.4m at a height of 3.1m and no ground floor windows positioned on the side elevation, it is considered there would be minimal harm to the amenity of the adjoining residential occupiers here in terms of loss of light, outlook or privacy.

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.

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

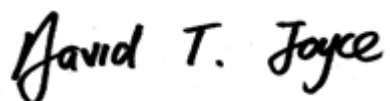
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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