

Application ref: 2017/6961/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 27 February 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Ian Hay Architects
11 Halton Road
London
N1 2EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Falkland Road
London
NW5 2PT

Proposal: Erection of a part two-storey, part single storey rear extension; Installation of four rooflights to main roof

Drawing Nos: Site Location Plan, 210/01, 210/02, 210/03, 210/04, 210/05, 210/06, 210/07, 210/11, 210/12, 210/13, 210/14, 210/15, 210/16, 210/17

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 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: Site Location Plan, 210/01, 210/02, 210/03, 210/04, 210/05, 210/06, 210/07, 210/11, 210/12, 210/13, 210/14, 210/15, 210/16, 210/17

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed part single part two-storey rear extension replaces an existing two-storey part width rear extension. The extension is full width at ground level, extending to a maximum 3.7m deep and staggered in across part width to a minimum depth of 2.7m. The proposed ground floor height will be in line with the adjoining neighbour no. 10 and the proposed two-storey element will rise to a lower level than the adjoining closet wing extension of no. 6.

The extension is contemporary in style, faced in London stock brick with a largely glazed rear face creating a lightweight appearance. The extension would not be visible from the public realm and it is considered that the proposal still allows for the retention of a reasonably sized and usable rear garden.

It is considered that the proposed extension is subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the original building or neighbouring houses.

Given that the proposal largely infills between existing extensions, with a 1.1m depth further than the adjoining projection of no. 10, it would not be considered to result in adverse impact on the residential amenity of either adjoining neighbour in terms of loss of daylight, sunlight, outlook or privacy.

The four proposed roof lights on the main roof would be situated on butterfly roof slopes, would not be visible from the street behind the front parapet and would have extremely limited visibility from the rear.

Overall, the proposed rear extension and addition of roof lights in this context are considered to preserve the existing character of the conservation area.

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

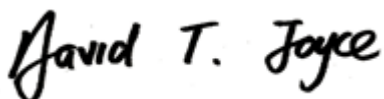
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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