

Application ref: 2018/0904/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 13 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Peter Brades Architects
42 Colebrooke Row
London
N1 8AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
4 Glenloch Road
LONDON
NW3 4BU

Proposal:

Erection of a single storey rear extension to existing flat at ground floor level.

Drawing Nos: Site location plan; 1732/ (02, 03, 04RevA, 05Rev A, 06RevA); Design and Access Statement dated February 2018.

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; Site location plan; 1732/ (02, 03, 04RevA, 05Rev A, 06RevA); Design and Access Statement dated February 2018.

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 extension, as revised, would measure 1.4m high, 4m wide and 3m deep. It would be located to the rear of the current extension and extend the length of the remaining garden so that it abuts the rear boundary wall and also the side wall of the adjoining extension at no 2 Glenloch Road. The design of the extension is considered to be sympathetic to the existing and neighbouring properties, in particular as it matches the depth and size of the adjoining extension at no. 2 Glenloch Road. The extension would have brickwork and timber sliding sash windows to match the existing materials. A reasonable sized garden space would still be retained. The extension is considered subordinate and appropriate in size and design and would preserve the character and appearance of the host property, adjoining ones and the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

Due to the size and location of the proposed extension abutting another extension and backing onto a carpark, the proposal would not cause any adverse impacts on

the amenity of adjoining residential occupiers.

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.

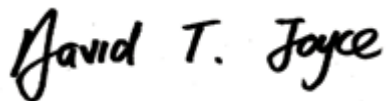
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development is also in accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

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