

Application ref: 2018/1568/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 23 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Studio McLeod  
The Studio  
320 Kilburn Lane  
London  
W9 3EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat Ground Floor**  
**28 Shirlock Road**  
**London**  
**NW3 2HS**

Proposal: Erection of single storey infill and rear extension.

Drawing Nos: 164/SU/01, 164/SU/02, 164/SU/03, 164/SU/04, 164/SU/05.  
164/PL/201, 164/PL/202\_A, 164/PL/203\_A, 164/PL/205\_A, 164/PL/206\_A, 164/PL/207\_A.  
Planning Statement prepared by Studio McLeod dated 21/05/2018.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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:  
164/SU/01, 164/SU/02, 164/SU/03, 164/SU/04, 164/SU/05.  
164/PL/201, 164/PL/202\_A, 164/PL/203\_A, 164/PL/205\_A, 164/PL/206\_A,  
164/PL/207\_A.  
Planning Statement prepared by Studio McLeod dated 21/05/2018.

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

Informatives:

- 1 Reasons for granting permission.

The proposed single storey side infill and rear extensions are subordinate to the host building in terms of form, scale and proportions. The staggering of the side infill extension ensures that the existing two storey rear projecting element remains legible. The proposals would retain a reasonable proportion of the garden. The location of the extensions at the rear of the building would mean it has no impact on the streetscene as it would not be visible from the public realm.

The proposed rear extension will have limited harm to the adjoining property at no.26 Shirlock Road as the extension projects by only 2m from the rear elevation. Whilst the development will have some impact in terms of sense of enclosure to the adjoining property at no.30 Shirlock Road, the proposed infill's height is limited to 2.6m and depth to 4.4m. Therefore there would be limited harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The partial enclosing of the existing lightwell that serves a basement and ground floor bedroom is considered acceptable in these circumstances, as the existing lightwell currently receives limited sunlight due to its north facing orientation and the affected bedrooms are secondary living spaces within the flat which would continue to provide an overall good quality of amenity for its occupants.

No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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

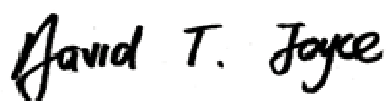
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS  
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden  
website or seek prior approval under Section 61 of the Act if you anticipate any  
difficulty in carrying out construction other than within the hours 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 informal style.

David Joyce  
Director of Regeneration and Planning