

Application ref: 2017/6260/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 31 May 2018

Development Management
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Mr Alexander Abbey
Flat A , 42, Coity Road
London
NW5 4RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Flat A
42
Coity Road
London
NW5 4RY**

Proposal:

Erection of single storey rear extension at lower ground floor level with roof terrace above and infill conservatory to the side; lowering of front vault floor level by 500mm and replacement front door.

Drawing Nos: _P_100 rev 01, _P_00 rev 02, _P_01, _P_Rf, _P_10 rev 01, _P_200, _P_11, _P_20 rev 01, and design and access statement dated 6 November 2017.

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: _P_100 rev 01, _P_00 rev 02, _P_01, _P_Rf, _P_10 rev 01, _P_200, _P_11, _P_20 rev 01, and design and access statement dated 6 November 2017.

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected to the rear terrace prior to commencement of use of the roof terrace and shall be permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension at lower ground floor level is considered acceptable by virtue of its size, location, design and materials. The extension would be relatively modest, measuring approximately 14sqm, and constructed of matching materials to the host building. Due to its location at lower ground floor level, it would only be visible from the rear windows of neighbouring properties and is considered to have limited impact on the character and appearance of the wider conservation area.

Rear extensions such as that proposed are a common feature along the terrace, and it would be in keeping with the scale of surrounding development. The proposed infill conservatory would sit lower and stepped back from the rear building line of the proposed rear extension. The use of glazing and the setback would differentiate the lightweight addition from the main bulk of the extension and ensure the overall development was subordinate to the host building.

The proposed rear extensions would sit lower than the existing boundary walls which would prevent any harm to neighbouring amenity in terms of overlooking, loss of daylight, or outlook. The proposal includes the creation of a roof terrace above the extension, adjacent to the boundary with no.44; however, a privacy screen would prevent views between the terrace and the neighbouring windows and garden. The screen itself is unlikely to impact neighbouring daylight/sunlight due to its positioning to the east of no.44. There may be a minor impact to morning

light levels; but this is not considered to be so harmful as to warrant refusal of the application.

The proposals include the lowering of the floor level of the existing front vault to enable the installation of a small bathroom. The excavations would not exceed more than 500mm in depth and therefore do not require the submission of a basement impact assessment. The Council's Highways department have confirmed they have no objection to the works, subject to an Approval in Principle being secured by S106 agreement.

The replacement front door is a minor change that would have limited impact on the character and appearance of the property, due to its location within the front lightwell where it is not highly visible.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building

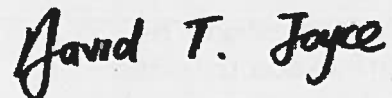
Engineer.

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