

Application ref: 2018/2451/P
Contact: Nora-Andreea Constantinescu
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Date: 1 August 2018

Development Management
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STUDIO CAD PROJECTS LIMITED
18 Brookfield Avenue
Houghton Regis
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Quickswood
London
NW3 3SA

Proposal:
Erection of single storey rear extension, in relation to residential dwelling (Class C3).

Drawing Nos: Site location plan; 2180512-01; 2180512-1 Rev A; 2180512-02; 2180512-2 Rev A; 2180512-3 Rev A; 2180512-03; Design and access statement.

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 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; 2180512-01; 2180512-1 Rev A; 2180512-02; 2180512-2 Rev A; 2180512-3 Rev A; 2180512-03; Design and access statement.

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

- 4 The roof area of the rear ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is the end of a terrace row with rear gardens facing Adelaide Road, largely screen by the rear boundary fence and greenery, with limited visibility from the public realm. The building opens with large glazing at the ground floor into the rear garden with a balcony at the floors above. The proposed rear extension would project across the full width of the building, and would open into the remaining rear garden with extensive glazing. The proposed rear extension, due to its bulk, scale and detailed design, would be considered an appropriate addition to the host building, which would preserve its character and appearance.

A number of properties within this terrace have been already extended. The proposed extension would be a similar depth to the existing and therefore would not harm the character of the area. Due to the position of the application site, with the rear garden facing a busy street, it is not considered that the existing garden has a significant amenity value, and the reduction as a result of the extension is considered acceptable.

Planning permission has been granted for a similar extension at no. 39, adjacent to the application site, which is currently being built on site. On the western side, the site is bordered by a high timber fence and an alleyway to which separates the terrace rows. Due to the existing land gradients from north to south, the proposed extension would project above the existing side fence by 1m, and would replace the side fence as well. It is considered that no harmful impact would be caused to the amenity of the neighbouring residents in terms of loss of outlook, light, or privacy, and therefore it would be acceptable in this regard.

No objections were received prior 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2012 and the London Plan 2016

- 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).

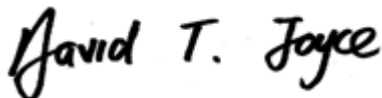
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Director of Regeneration and Planning