

Mr Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2016/0817/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

27 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Harmond Street
London
NW1 8DW

Proposal:
Erection of replacement rear/ side extension in association with excavation of rear garden level
Drawing Nos: 33HS/LP101 (Location Plan); 33HS/S101; 33HS/S201; 33HS/S202; 33HS/S301; 33HS/P101C; 33HS/P302C; 33HS/P301C; 33HS/P202C; 33HS/P201C; Basement Impact Assessment Audit (Rev D1, June 2016)

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 33HS/LP101 (Location Plan); 33HS/S101; 33HS/S201; 33HS/S202; 33HS/S301; 33HS/P101C; 33HS/P302C; 33HS/P301C; 33HS/P202C; 33HS/P201C; Basement Impact Assessment Audit (Rev D1, June 2016)

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

- 4 Prior to the commencement of any works on site, details demonstrating how all trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The roof of the extension hereby permitted shall not be used as a terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear and side extension would replace an existing extension that is considered to be a bulky and unsympathetic addition to the host dwelling. The garden level would be excavated by 1m to enable the extension to be positioned lower down on the rear elevation while achieving the desired internal head height. In accordance with DP27, a BIA audit has confirmed that the excavation is

acceptable and any concerns have been addressed with regards to ground stability, surface flow and groundwater flow.

The increased depth of the side extension is considered acceptable as it would still be set back from the front elevation by a sufficient distance and by virtue of the excavation would be reduced in height, thereby having less impact on the streetscene than at present. Furthermore it would be mostly hidden by a high garden gate and vegetation.

The detailed design of the extension is considered to be an improvement to the existing that would better respect the rear fenestration. The materials would be lightweight and the stepped flat roof would have a cleaner appearance than the existing sloped roof.

The proposal is not considered to cause any adverse impacts on the amenity of its adjoining neighbour at no.31. Although the extension would be slightly deeper than existing there would be no increase in height on the boundary wall.

The proposal is considered to preserve the character and appearance of 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.

Two objections have been received prior to making this decision which have been duly addressed. 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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,

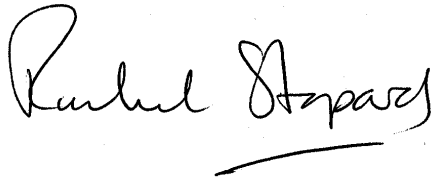
Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities