

Application ref: 2019/5419/P
Contact: Patrick Marfleet
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Date: 17 March 2020

Development Management
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Kasia Whitfield Design
90 Fellows Road
Belsize Park
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NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**15 Lower Merton Rise
London
NW3 3RA**

Proposal:

Erection of a single storey rear extension and replacement of garage door with a window.
Drawing Nos: LMR 15/PP1, LMR 15/PP5, LMR 15/PP6, LMR 15/PP7, LMR 15/PP8

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: LMR 15/PP1, LMR 15/PP5, LMR 15/PP6, LMR 15/PP7, LMR 15/PP8

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and design of the proposed single storey rear extension is considered to form a subordinate addition to the host building and respects the character and setting of the neighbouring properties. The removal of the existing garage door to the front of the property and replacement uPVC windows would match the appearance of the two neighbouring dwellings at 13 and 11 Lower Merton Rise, giving a more uniform appearance to this small residential terrace.

The proposal would match the neighbouring extension in terms of its size and rearward projection, ensuring no undue loss of light or outlook would occur as a result of the development. The proposed windows located on the flank elevation of the existing property would be largely screened by the boundary fence at the site and would not result in the direct overlooking of any other residential dwellings.

Although the extension would slightly project beyond the side building line of the property, this is not considered harmful- the proposed development would be single storey and its limited visibility in the public realm is considered not to have a significant impact on the character of the host dwelling or the appearance of the surrounding area.

No objection is raised to the conversion of the existing garage into habitable space. The garage is too narrow to now fit a modern car and there is forecourt parking space available, as with all its neighbours, so the loss of an unusable garage will not cause onstreet parking congestion in this context.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, T2 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer