

Application ref: 2021/0352/P
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Date: 27 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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Adecon Design & Build Ltd
Flat 11, FreeTrade House
Lowther Road
Stanmore
HA7 1EP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 5,
88 Cricklewood Broadway
London
NW2 3EL**

Proposal: Erection of a single storey extension to the rear elevation at ground floor level.

Drawing Nos: A4035/R01_Proposed Elevation REV02; A4035/R01_Proposed Ground Floor REV02; A4035/R01_Proposed Section REV02; A4035/R01_Existing Elevations; A4035/R01_Existing Drawing and MapServe OS Map.

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 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 A4035/R01_Proposed Elevation REV03; A4035/R01_Proposed Ground Floor REV03; A4035/R01_Proposed Section REV03; A4035/R01_Existing Elevations REV02; A4035/R01_Existing Drawing REV02 and MapServe OS Map.

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

Informatives:

- 1 Reasons for granting permission:

The proposed single storey rear extension would measure approximately 4.0m in depth, 4.1m in width, would be 2.9m in height and is considered to be subordinate in scale and location to the two-storey host building. The rear extension would retain a sufficiently sized garden space that would respect the character and setting of the surrounding area.

The simple modern design of the extension would be proportionate to the size and bulk of the building and the proposed brickwork and fenestration treatment would match the existing aesthetics of the host building.

The proposed rear extension would be constructed alongside a larger extension at no.90 Cricklewood Broadway. An additional window would be added to the side elevation facing the rear extension of no 86 which has no windows which would be affected by the development. Therefore, owing to its limited bulk and depth when looked at in context with the neighbouring properties, the proposed rear extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of light, outlook or privacy.

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

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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