

Mr Naresh Sambanthamoorthy
125, 420 London Road
Croydon
CR0 2NT

Application Ref: **2017/1513/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

5 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
62 Gascony Avenue
London
NW6 4NE

Proposal:

Erection of single storey infill extension to the rear flank elevation at ground floor level for ancillary residential floorspace (Class C3).

Drawing Nos: E100 REV04, E101 REV01, E102 REV01, P101 REV02, P102 REV02 and 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans E100 REV04, E101 REV01, E102 REV01, P101 REV02, P102 REV02 and Design and Access Statement.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the green roof, including section showing roof and substrate build up, details of planting species and a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority.

The development shall not be completed other than in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, and DP 23 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies A3 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension at ground floor level is considered to be subordinate in scale and location to the host building. The extension would be constructed within the unutilised side patio area. The infill extension would measure approximately 2.8m high, 2.4m wide and 6.4m deep, the extension would not project further than the existing building line.

The proposed infill extension would be designed using matching material with timber-framed windows and door to match the aesthetics of the host building. The proposed green roof would encourage biodiversity, provide water retention and would be a sustainable form of development. The proposed side extension would

contain 3 x rooflights to the flank elevation. The views of the proposed extension would be limited from the public domain. However, the proposals would be visible from private vantage points, yet it is considered that due to the extension not projecting further than the existing projecting wing, it would not harm the character nor appearance of the host property nor the wider terrace. The proposal would not require the removal of any trees nor would the proposed extension result in the loss of the existing rear garden area.

The proposed extension would sit no deeper than the neighbours no. 64 two storey extension which does not benefit from windows to the flank elevation. As such, the proposed infill extension would not have an impact with the neighbour's amenity in terms of loss of daylight/sunlight, outlook and overshadowing. The proposed infill extension would not have an impact with the loss of privacy as no terrace is proposed at roof level nor contribute to a sense of enclosure due to its design and setting along the flank elevation.

No comment/objection was received prior to making this decision. The sites 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP27 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 and with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

- 2 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).
- 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 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial

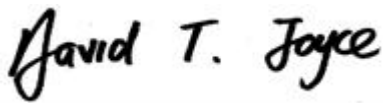
weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 style and is positioned above a thin horizontal line.

David Joyce
Director of Regeneration and Planning