

Application ref: 2022/4983/P
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Date: 25 May 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

OPEN London
48 Wolseley Road
London
N8 8RP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**41 Savernake Road
London
NW3 2JU**

Proposal:

Reconfiguration of existing ground floor rear extension and roof terrace above, installation of new access doors at rear first and second floor elevations to existing terraces, replacement of terrace balustrades, installation of door and window at ground floor side elevation and of rooflight to rear roofslope

Drawing Nos: Design and Access Statement October 2022, 000 P1, 001 P1, 002 P1, 003 P1, 004 P1, 005 P1, 006 P1, 007 P1, 010 P1, 011 P1, 012 P1, 013 P1, 014 P1, 015 P1, 016 P1

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement October 2022, 000 P1, 001 P1, 002 P1, 003 P1, 004 P1, 005 P1, 006 P1, 007 P1, 010 P1, 011 P1, 012 P1, 013 P1, 014 P1, 015 P1, 016 P1.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed works would involve- alterations to the existing ground floor rear extension and terrace above by reconfiguring its shape and reducing its size plus installation of new patio doors; installation of new doors at the rear first and second floor elevations to replace windows and access terraces; replacement of terrace balustrades; installation of window and door at ground floor side elevation and installation of rooflight to rear roofslope.

The size and design of the rear extension is simple, modest and acceptable. The various fenestration alterations and replacement of terrace balustrades are likewise modest and sympathetic to the building. In terms of materials, walls will be brick to match existing and windows and doors will be either timber or PPC aluminium.

As a result of its size, design and location, the proposal is considered to preserve the character and appearance of the host building and 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. The proposed windows and doors are to be located in the area of existing

openings. The exception to this is the glazed doors to the rear extension replacing a small window. An objection was received from a neighbour which raises privacy and noise concerns relating to these doors. These doors are located at ground floor level with an adjoining garden boundary wall and hedging; they are a sufficient distance and angle from neighbouring properties to have no impact on privacy and no increase in noise nuisance. While the proposal includes the replacement of windows with doors at first and second floor levels that would provide access to the respective terraces, a Certificate of Lawfulness (existing) has been previously granted for these terraces (2022/4522/P).

One objection as explained above has been received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer