

Application ref: 2023/2777/P
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Date: 15 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
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Kokorelia Architects Ltd
Flat 1
29 Kings Avenue
London
N10 1PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor Flat
95 Savernake Road
London
NW3 2LG

Proposal:

Demolition of existing rear extension and rear/side bay window. Replacement with new side and rear infill extension. Partial lowering of rear floor level and conversion of cellar to utility and shower room

Drawing Nos: Photos dated February 2023; Design & Access Statement dated July 2023; AP100, AP101, AP110, AP111, AP120, AP121 Rev R0 dated 01/02/2023; AP200 Rev R2 dated 27/07/2023, AP201 Rev R1 dated 03/07/2023, AP210 Rev R1 dated 03/07/2023, AP211 Rev R2 dated 27/07/2023, AP212 Rev R1 dated 03/07/2023, AP220 Rev R1 dated 03/07/2023, AP221 Rev R1 dated 03/07/2023.

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:

Photos dated February 2023; Design & Access Statement dated July 2023; AP100, AP101, AP110, AP111, AP120, AP121 Rev R0 dated 01/02/2023; AP200 Rev R2 dated 27/07/2023, AP201 Rev R1 dated 03/07/2023, AP210 Rev R1 dated 03/07/2023, AP211 Rev R2 dated 27/07/2023, AP212 Rev R1 dated 03/07/2023, AP220 Rev R1 dated 03/07/2023, AP221 Rev R1 dated 03/07/2023.

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.

- 4 The flat roof of the single storey rear extension is not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed partial demolition of existing rear extension and rear/side bay window, for their replacement with new side and rear infill extension with a flat roof at rear, and a pitched glass roof at side infill (eastern elevation), would provide an enlarged living arrangement.

The proposal is vaguely visible from Roderick Road (western elevation), as is the existing rear extension. The depth of the proposed extension is 3.8m from the original building. This is similar to the depth of the extension at no.91 Savernake Rd, which is therefore considered acceptable.

A new interior layout alteration would be provided as a result of the proposed extension, including the partial lowering of rear floor level and conversion of cellar to utility and shower room.

The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. It would therefore be considered subordinate to the main building and would be considered acceptable.

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 proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

No objections were 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer