

Application ref: 2024/1784/P
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Date: 28 June 2024

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

Studio Hagen Hall
38-50 Pritchards Road
London
E2 9AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Conybeare
London
NW3 3SD

Proposal: Erection of additional storey, first floor single storey rear extension and enlargement of ground floor rear extension, removal of garage door and new window, alterations to fenestration and bike and bin store to rear garden

Drawing Nos: Site Location Plan, 22065(E)200 rev A, 22065(E)102 rev A, 22065(E)101 rev A, 22065(E)100 rev A, 22065(E)201 rev A, 22065(P)100 rev D, 22065(E)203 rev C, 22065(E)202 rev C, 22065(P)102 rev D, 22065(P)101 rev D, 22065(P)300 rev B, 22065(P)201 rev F, 22065(P)200 rev F, 22065(P)103 rev B, Daylight and Sunlight Assessment (T16 Design April 2024 no. 1)

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:

Site Location Plan, 22065(E)200 rev A, 22065(E)102 rev A, 22065(E)101 rev A, 22065(E)100 rev A, 22065(E)201 rev A, 22065(P)100 rev D, 22065(E)203 rev C, 22065(E)202 rev C, 22065(P)102 rev D, 22065(P)101 rev D, 22065(P)300 rev B, 22065(P)201 rev F, 22065(P)200 rev F, 22065(P)103 rev B, Daylight and Sunlight Assessment (T16 Design April 2024 no. 1)

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the erection of an additional storey, a single storey rear extension, the enlargement of the ground floor extension, the removal of the garage door on the front elevation and replacement with a new window, new windows on the front and rear, and a new bin and bike store within the rear garden. The application site is a detached property located within the Chalcot's Estate.

The additional storey to the front part of the property has been recently granted under a prior approval application 2021/1510/P dated 18/03/2022, given the permitted development rights that the property benefits from. In addition, a very similar first floor rear extension has also been granted planning consent under reference 2020/1668/P dated 10/08/2021. The principle and design of both elements are acceptable and benefit from extant consents. This current proposal would involve a slightly wider ground and first floor extension compared to the one previously approved. This is only a marginal increase, and the extension would still retain a subservient appearance when compared to the host building.

The removal of the garage door on the front elevation and the replacement window is acceptable and in keeping with the overall appearance of the property. It would be similar to arrangements found at neighbouring properties including no. 5.

The bin and bike store would be located within the rear boundary treatment, which would be white painted timber fencing. The finish and materials are in keeping within the appearance of the building and wider estate. The storage would be sufficiently setback from the public highway so as not to interfere with

highway users.

The alterations to the fenestration include new white framed aluminium windows within existing openings on the front and rear elevations. Although the glazing pattern would be slightly different to the existing, they would be appropriate for the more modern appearance of the property in terms of materiality, finish and size. Given the property is standalone and is not read within an intact terrace found within the estate, the alterations are acceptable in this instance. In addition, garden door would on the side elevation of the ground floor rear projection would be altered to consists of three sliding doors which are acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A daylight/sunlight assessment report has been submitted which indicates that no windows at neighbouring occupiers would be adversely affected by the increased massing.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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-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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer