

Application ref: 2024/1363/P
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Date: 1 July 2024

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

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planning@camden.gov.uk
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Open London
Mermaid House
2 Puddle Dock
London
EC4V 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Savernake Road
London
NW3 2JU

Proposal:

Demolition of existing ground floor rear extension; erection of single-storey ground floor side infill extension with rooflights; installation of sliding glazed doors to ground-floor rear elevation.

Drawing Nos: 000 P1, 101 P1, 106 P1, 107 P1, 110 P2, 115 P2, 116 P1, 117 P1,
Design and Access Statement (prepared by Open London, dated April 2024)

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:

000 P1, 101 P1, 106 P1, 107 P1, 110 P2, 115 P2, 116 P1, 117 P1, Design and Access Statement (prepared by Open London, dated April 2024)

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 Reasons for granting permission.

The demolition of the existing ground floor rear extension is considered acceptable as it is of modern construction and not integral to the design or character of the historic host building nor wider Conservation Area.

The proposed single-storey ground floor rear infill extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The extension would be similar in size to several neighbouring extensions in the immediate area. Furthermore, the use of aluminium framed French doors and full height windows, conservation style rooflights, slate roof, and matching London stock bricks would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The installation of aluminium sliding doors to the rear elevation of the existing closet wing is considered minor and will not unduly harm the character of the host building or wider Conservation Area.

Special regard has been attached to the desirability of preserving or enhancing the Mansfield 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 extension would be set back from the east boundary with neighbouring no.39 by 1.1m and will have a height of 2.6m and a sloped roof. No windows are proposed along the side flank elevation. Thus, given the setback, modest height, and lack of windows, it is not anticipated that the extension would negatively impact the amenity of neighbouring no.39 with regards to loss of daylight/sunlight, outlook, or privacy. No other neighbouring properties are considered to be impacted by the proposed development.

The Mansfield CAAC were consulted and advised they had no objection to the proposed works. No further comments were received following statutory consultation. The planning and appeals history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer