

Mr Tom Rutt
Tom Rutt
82 Harmond St
London
NW1 8DS
United Kingdom

Application Ref: **2015/0089/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Camden Square
London
NW1 9UY

Proposal:
Third floor rear extension with rooflight addition.

Drawing Nos: Design and Access Statement, EX 00, EX.01, EX.02, EX.03, EX.04, PP.11, PP.12 Revision A, PP.13 Revision A, and PP.14.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, EX 00, EX.01, EX.02, EX.03, EX.04, PP.11, PP.12 Revision A, PP.13 Revision A, and PP.14.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed third floor extension is considered to be acceptable in terms of scale, location and design. The proposal does not alter the roofline or add height, and will be an extension of the existing room at third floor level. The slate roofing and timber materials are sympathetic to the host building. The proposed rooflight shall be fixed and not visible from the streetscene. The development is therefore considered unobtrusive and appropriate at this location.

Although there will be additional bulk added to the third floor which will have some impact, the setback from the roof edge and the location above eye level means the development is not considered harmful to the host property or in the context of the wider streetscene and conservation area.

The neighbours at numbers 8 and 10 Camden Square do not currently include third floor extensions; however a high parapet exists between the properties and number 9 Camden Square. The subject site sits further south than each property either side, therefore no concerns are raised regarding loss of privacy, overlooking or loss of sunlight and daylight to the neighbouring sites. Additionally, given the existing third floor room already includes windows facing north and that there is a large separation between the proposed extension and the nearest residential windows opposite the site, the development is considered acceptable in terms of neighbours amenity.

No objections were received in relation to this application and the site history and appeal history have been taken into account in making this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 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.

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



Ed Watson
Director of Culture & Environment