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Application Ref: **2014/7829/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Chalton Street
London
NW1 1JD

Proposal: Extensions and alterations to rear at ground and first floor levels, with second floor roof terrace.

Drawing Nos: ZRP024_S_001; 100; 101; 102; 200; 300; 301 and ZRP024_P_100; 101; 102; 200; 300; 301.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 ZRP024_S_001; 100; 101; 102; 200; 300; 301 and ZRP024_P_100; 101; 102; 200; 300; and 301.

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

Informatives:

- 1 Reasons for granting permission

The existing rear extension has the appearance of a two storey addition due to the height of the brick balustrade enclosing the roof terrace. It is proposed to add a further storey onto the existing rear element within the same footprint. The resulting rear element would be a full storey below eaves level, in accordance with Camden Planning Guidance 1 (Design), and would be identical in height, design and appearance to an existing permission that the property benefits from (ref: 2014/3328/P) apart from the addition of a metal balustrade for the proposed terrace.

There are an assortment of rear extensions within the terrace with a variety of heights, widths, depths and materials including terraces with metal railings on various levels. The bulk, height and scale of the proposal in relation to the host and surrounding buildings are acceptable as are the materials which would match the application property.

The size, design and location of the proposal will not be harmful to the adjoining neighbours' amenity in terms of loss of light, outlook, enclosure or privacy. There is an existing roof terrace located at first floor level and another accessed at the third floor. The majority of the surrounding residential properties benefit from rear terraces and the adjacent property at No.33 Chalton Street has terraces at first, second and third floor level. Due to the existing situation, it is not considered that the proposed second floor level terrace would materially increase opportunities for overlooking or result in a significant loss of privacy. The existing and proposed levels of mutual overlooking are not unacceptable within this central London context.

No objections have been received and the sites planning history was taken into account when coming to this decision. As such, 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, 7.6 and 7.8 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, (el: 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