

Mr Stuart Newby
21 Brighton Road
Bubwith
Selby
East Riding of Yorks
YO8 6LL

Application Ref: **2014/6640/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Jeffrey's Street
London
NW1 9PS

Proposal:
Erection of a single storey rear extension, external and internal alternations to Grade II listed building.

Drawing Nos: Location Map, 01, 05 Rev.J, 06 Rev.E, Proposed Section C-C, Proposed Section D-D, Heritage Statement (September 2014 Rev1)

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 Location Map, 01, 05 Rev.J, 06 Rev.E, Proposed Section C-C, Proposed Section D-D

Reason:

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed single storey rear extension has a pitched roof and measures 2.54m at eave height, 2.83m at ridge height, 3.9m in depth and 7.3m in width. The existing basement level slab would be reduced by 0.332m. The existing boundary wall with No.11 would be retained. The proposed external walls would use brickwork which matches the existing. Existing slate would be used for the roof. New black coloured aluminium windows would be proposed.

The rear extension is lightweight in its design approach, and seeks to retain views through to the rear elevation of the main house. The proposal will not involve the loss of a significant amount of historic fabric. The scale, position and design of the extension are considered appropriate. The building is shallower than its semidetached neighbour and does not form a completely symmetrical pair; the addition of an extension in the position shown is not considered to unbalance or otherwise harm the symmetry or consistency of the pair or wider group. The reduced depth of the basement level is not considered to cause unacceptable impacts upon the characters of the listed building or residential amenity.

Other minor external alterations are proposed including the reopening of a blocked window to the rear elevation of the side extension and the addition of a window on the ground floor level of rear elevation of the side extension. The position and details of the windows are considered acceptable.

To the front, it is proposed to form a new fanlight over the existing front door to allow for greater light into the rather dark entrance hall. The main door differs in form to its neighbour, so the introduction of a fanlight in this position is not considered to cause harm to the consistency of the streetscene, and will preserve the special interest of the building and character and appearance of the CA. The

position, scale and simple design are considered acceptable.

The proposal would respect the characters and appearance of the listed building and the Jeffrey's Street Conservation Area. The design of the proposal is acceptable and in general compliance with the advice in CPG1 and Jeffrey's Street Conservation Area Statement.

The planning history of the site has been taken into account when coming to this decision. One objection was received prior to making this decision concerning the rear boundary wall and loss of garden space. It is not considered that the proposal would affect the rear boundary wall of the application site. The remaining garden space is considered adequate after the rear extension is built.

Considerable importance and weight has been attached to the harm and 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.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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