

Mr. Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2015/1107/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

16 June 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**116 Drummond Street**  
**London**  
**NW1 2HN**

Proposal:  
Erection of a single storey rear infill extension at lower ground floor level.  
Drawing Nos: 396-100-E, 396-101-E, 396-200-E, 396-101-P, 396-102-P, 396-103-P, 396-200-P, 396-300-P, 396-301-P

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 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 396-100-E, 396-101-E, 396-200-E, 396-101-P, 396-102-P, 396-103-P, 396-200-P, 396-300-P, 396-301-P

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

The proposal consists of single storey infill extension at lower ground level to provide additional bathroom and storage. On the ground floor level the courtyard garden would be reinstated. Opaque structural glass would be installed on top of the infill extension. Existing York stones would be retained. The front and rear elevations from the street would remain the same as existing. It is considered that the proposed extension would be a subordinate feature to the host building and sympathetic to the historic fabric of the listed building. The infill extension would not be visible from the public realm therefore there would be no visual impact to the host building. The design and materials of the proposal are acceptable and in general compliance with the advice in CPG1.

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

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 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 March 2015, consolidated with alterations since 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 Noise and Licensing Enforcement Team, 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