

Mr. Gideon Purser
Chris Dyson Architects LLP
74 Commercial Street
London
E1 6LY

Application Ref: **2015/0971/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

26 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 St Paul's Crescent
London
NW1 9XS

Proposal:
Erection of a single storey full width rear extension, removal of tree, demolition of front boundary wall and reinstatement of original front boundary wall and entrance.
Drawing Nos: (0264_A_) 0000_00; 0001_00; 0100_00; 0200_00; 0500_03; 1001_00; 1100_00; 1200_00 and Design and Access Statement (prepared by Chris Dyson Architects February 2015).

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 policies 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 and document: (0264_A_) 0000_00; 0001_00; 0100_00; 0200_00; 0500_03; 1001_00; 1100_00; 1200_00 and Design and Access Statement (prepared by Chris Dyson Architects February 2015).

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

- 4 The roof of the lower ground floor extension shall not be used at any time as a roof terrace and access onto this area shall be for maintenance purposes only.

Reason: In order to protect the amenity of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to any development taking place, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of the neighbouring buildings. The refurbishment of windows and rebuild of the dilapidated front boundary wall and associated works would improve the appearance of the property and contribute further to the streetscape.

The extension will project 3.2m beyond the existing building line at ground level, and is full width. It would have a simple modern design, including a sedum roof and aluminium framed doors. The property is recognised as a positive contributor within the Camden Square Conservation Area. The group of terraces the host property forms part of are mostly uniform on the rear elevations.

The extension would not be visually prominent from the public realm, and would therefore not erode the character of the group of terraces or the wider area. The general refurbishment of the property would enhance the Conservation Area. Additionally, the existing tree is not of high value, and its removal is considered acceptable.

The extension's size and location would not lead to an unacceptable impact on the amenity of adjoining occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections have been received following statutory notification. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square Conservation Area in accordance with s.72 (CA's) 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, 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 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment