

Mr Peter Barry  
studio-p  
1 Mentmore Terrace  
London Fields  
London  
E8 3PN

Application Ref: **2015/2600/P**  
Please ask for: **Jagdish Akhaja**  
Telephone: 020 7974 **4899**

30 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**26 St Edmund's Terrace**  
**London**  
**NW8 7QB**

Proposal:  
Erection of 2nd floor rear extension.  
Drawing Nos: 1510(GA)001, 1510(GA)012, 1510(GA)020, 1510(GA)021, 1510(GA)112,  
1510(GA)121

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 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: 1510(GA)001, 1510(GA)012, 1510(GA)020, 1510(GA)021, 1510(GA)112, 1510(GA)121

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to extend the existing roof storey to the rear to cover the existing two storey rear extension of this contemporary building. The extension would have a height equal to the existing roof storey and a depth of 1.3 metres as such it is considered appropriate in terms of scale and bulk. The building does not form part of an unimpaired terrace and it is considered that the addition would comply with guidance in CPG1. As such, it is considered that, the proposed extension would be acceptable in terms of scale and location in relation to the host building and is of an appropriate design by virtue of its size and proposed materials. New development (Guinness Court) to create new residential units at rear of the proposed site has been taken into account. Owing to this size of the extension and the fact the proposed extension is located over 18 meters from Guinness Court it would not result overlooking or harm the amenity of the future occupiers in terms of loss of light, outlook and privacy.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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