

Mr Peter Bell
Peter Bell & Partners Architects
44 Dale Street
London
W4 2BL

Application Ref: **2015/3206/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

13 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58A St Pancras Way
London
NW1 0RB

Proposal: Proposed lower ground floor rear extension.

Drawing Nos: 1213.00; 1213.01; 1213.02; 1213.03; 1213.04A; 1213.05A; 1213.11A; 1213.12B; 1213.14E; and 1213.13E.

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 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

1213.00; 1213.01; 1213.02; 1213.03; 1213.04A; 1213.05A; 1213.11A; 1213.12B; 1213.14E; and 1213.13E.

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

Informatives:

- 1 Reasons for granting permission:

The extension is subordinate in scale and location to the host building. Due to the terraced nature of the rear garden, the extension will sit lower than the existing garden area and therefore will not be overtly visible from the surrounding properties. The extension will infill the side of the property which is currently a small courtyard with steps up to the rear garden. This will provide a better link to the rear garden area.

Whilst the development will have some impact in terms of the loss of an area of outdoor space, the property still retains a large percentage of useable outdoor area. The extension would sit comfortably with the host building and street scene and would preserve the character and appearance of the Camden Broadway Conservation Area.

Six neighbours were consulted, and no objections were received. A site notice was also displayed. 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 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, 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, 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.

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