

Miss Isobel Davies  
Square Feet Architects  
8A Baynes Mews  
London  
NW3 5BH

Application Ref: **2015/4829/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

25 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**78 St Augustine's Road**  
**London**  
**NW1 9RP**

Proposal: Construction of an upper ground floor (first floor level) rear extension; enlargement of a second floor (third floor level) rear window and installation of metal railings to the associated roof terrace

Drawing Nos: 1507 L 001; 1507 L 010; 1507 L 011; 1507 L 012; 1507 L 013; 1507 L 014; 1507 L 015; 1507 L 016; 1507 L 020; 1507 L 021; 1507 L 022; 1507 L 025; 1507 L 026; 1507 L 031; 1507 L 032 rev. B; 1507 L 034 rev. A; 1507 L 041; 1507 L 042; 1507 L 046 rev. A; 1507 L 047.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1507 L 001; 1507 L 010; 1507 L 011; 1507 L 012; 1507 L 013; 1507 L 014; 1507 L 015; 1507 L 016; 1507 L 020; 1507 L 021; 1507 L 022; 1507 L 025; 1507 L 026; 1507 L 031; 1507 L 032 rev. B; 1507 L 034 rev. A; 1507 L 041; 1507 L 042; 1507 L 046 rev. A; 1507 L 047.

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

- 3 The materials to be used for the development shall be as detailed in the application hereby approved, including the letter from the agent dated 04/11/2015 relating to the 'VW Zinc Pigmento Brown' zinc cladding, unless otherwise agreed in writing with the Local Planning Authority.

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.

- 4 The upper ground floor side-facing window to serve the office shall be obscurely glazed (as per drawing no. 1507\_L\_032 rev. B) and non-openable below a height of 1.7m. The window shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking 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.

#### Informative(s):

- 1 Reasons for granting permission

The proposed rear extension, by virtue of its design, size and siting, would appear subordinate to the host building and it would respect and preserve the historic pattern and established townscape of the surrounding area. The plans have been amended during the course of the application so that the extension would be separated from the existing canted bay window element, which serves to preserve this attractive architectural element. Furthermore, the extension would feature brown zinc cladding on its exterior, such that the historical development of the rear elevation of the building can be understood.

The increase in height of the second floor rear-facing window is acceptable because the opening would still relate to the openings on the lower floors. The installation of metal railings above the bay window element (to secure the roof

terrace) would also be in keeping with the character and appearance of the host building.

The proposed rear upper ground floor has been amended during the course of the application to reduce its size and its contemporary design would be in keeping with the zinc cladding.

The proposal would not cause undue harm to the visual and residential amenities of nearby and neighbouring properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight. Whilst there may be some loss of sunlight to the lower windows at No. 80, this would be limited to the late afternoon rather than throughout the day, which is acceptable. An upper level side window would be obscurely glazed to protect the privacy of the adjacent properties and the terrace is considered to be existing so would not introduce overlooking impacts.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment