

Mr Elie Osborne
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Application Ref: **2015/5052/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

3 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
120 Camden Street
London
NW1 0HY

Proposal: Erection of a single storey rear extension, replacement of front staircase and installation of new entrance within lightwell.

Drawing Nos: Site Location Plan (Ref. CS01OS); 01 Rev C; 02 Rev C; 03 Rev B; 04 Rev A; 05 Rev A; 06 Rev A; Design and Access Statement; Photos; Photos 2

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; Site Location Plan (Ref. CS01OS); 01 Rev C; 02 Rev C; 03 Rev B; 04 Rev A; 05 Rev A; 06 Rev A; Design and Access Statement; Photos; Photos 2.

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

- 4 The roof of the permitted single storey rear 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.

Informative(s):

- 1 Reasons for granting permission.

At a height of 3.0m and depth of 3.4m, the proposed full width single storey rear extension is subordinate to the three storey (plus basement) building in terms of its location, form, scale and proportions, and would retain a reasonable amount of garden space. The extension would be in line with the existing closet wing at 118 Camden Street and would respect the prevailing pattern of development within the terrace. As the proposed extension is located at lower ground floor level and single storey in form it would not be dominant in private views from neighbouring properties and it would not be visible from the public realm resulting in a limited visual impact. Matching materials would also be used. The rooflights would be discrete within the roof form and the double paned doors would align with the fenestration above.

Proposals to replace the front staircase and install a new entrance are also deemed acceptable. The replacement staircase would comprise of matching steel and would only differ in terms of its configuration. Similarly the new entrance to the property would be constructed of brick to match the existing. This new configuration of staircase and entrance is identical to works carried out successfully at 122 Camden Street. Positioned at lower ground floor level in the front lightwell changes would be visible from the street, however the works are considered to be

minor in nature so would not result in significant visual impact.

The rear extension would be located at lower ground floor level and due to its height and depth, it is not anticipated that it would significantly affect the amenities enjoyed by the occupiers of the neighbouring properties in terms of loss of light, overshadowing, outlook or overlooking.

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.

As such, the proposed details are 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 and 7.6 of the London Plan 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 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, cursive script.

Ed Watson
Director of Culture & Environment