

Mr Quentin Keeble
Flat A, 122 Camden Street
London
NW1 0HY

Application Ref: **2015/5860/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat A
122 Camden Street
London
NW1 0HY

Proposal:
Erection of single-storey rear extension, extension of the existing lower ground floor under stair area with installation of new entrance door at lower ground floor and alteration to the front steps leading to lower ground floor.

Drawing Nos:
Existing PA3_AL(0)001RevC, Proposed PA3_AL(0)001RevC, Design & Access Statement.

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:

Existing PA3_AL(0)001RevC, Proposed PA3_AL(0)001RevC, Design & Access Statement.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used as a terrace or any other amenity area, unless otherwise agreed in writing by 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 development is considered subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings and streetscene.

The simple modern design of the rear extension is appropriate for the area and host building; the use of timber clad walls and aluminium framed sliding doors and glazing is considered to be acceptable as it would read as a lightweight contemporary addition to the building. There are a number of rear extensions within the vicinity of the site and this would not be any higher, or project out further than any of these existing extensions. The principle of a single storey rear extension was established within the two previous applications on this site which both saw a proposed 2 storey rear extension refused but a single storey to be considered favourably.

The proposed brick front extension with timber door to the front is considered acceptable as it would be relatively small and screened from view by virtue of being located beneath the entrance steps. Associated alterations would see the existing staircase being relocated nearer the new entrance and further away from the street, which would leave a void which is proposed to be infilled. The material of the entrance area and the infill would be in brick, which is considered acceptable as it would match the existing building.

All basement front entry areas on this terrace are barely visible from the street-level due to its level, angle and distance, and the front bin store at ground level would provide a degree of screening. As such, the proposals are considered that they would not be detrimental to the character and appearance of the host building nor the streetscene.

Due to its size and the location of the extensions, the development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 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 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 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

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

Ed Watson
Director of Culture & Environment