

Mr G Ramsey
Guard Tillman Pollock Architects
161 Whitfield Street
London
W1T 5ET

Application Ref: **2015/7137/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Savernake Road
London
NW3 2JP

Proposal:
Single storey rear extension following demolition of existing. Alterations to fenestrations including the addition/replacement of rooflights to the rear.
Drawing Nos: 4270/02/01A; 4270/02/02A; 4270/02/03A; 4270/02/04A; 4270/02/05A; 4270/02/06A; 4270/02/07A; 4270/02/08A; 4270/02/09A; Design and Access Statement dated 18/12/15.

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 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:

4270/02/01A; 4270/02/02A; 4270/02/03A; 4270/02/04A; 4270/02/05A; 4270/02/06A; 4270/02/07A; 4270/02/08A; 4270/02/09A; Design and Access Statement dated 18/12/15.

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 at any time as an amenity roof terrace.

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 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).
- 2 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.

3 Reasons for granting permission.

The replacement extension to the dwelling would not appear uncharacteristic within the local area and the proposal is similar to other recent wrap-around extensions in the local area. The resulting extension would remain subordinate to the host dwelling and would not detract or compete with the character of the host dwelling in terms of its size, scale, and its detailed design would appropriately contrast with that of the host dwelling. Minor amendments were received which restored visual connection between the main dwelling and the extension through the materials palette as well as between ground and first floor levels through additional vertical emphasis.

The proposal would include the loss of a ground floor rear bay window which matches that in existence at no.22. Due to the fact that these features are non-original, later additions, the loss of this feature is acceptable in principle. The proposal would incorporate the use of a considerable amount of glazing at ground floor level. Although the resulting appearance is not traditional it would not be considered visually harmful to the character or appearance of the host building, street scene or the Mansfield Conservation Area. This is due to its particularly enclosed location at the rear of the building (with no public views of the development being possible).

Due to its siting and design as well as the bulk of the existing side and rear extensions, the proposed replacement extension would not result in a substantial loss of daylight or outlook to nos.22 or 26 Savernake Road. Due to its siting as well as the building line and boundary treatments along either side, it is not considered that the proposed extension or roof light windows would cause any loss of privacy, or cause any properties to be overlooked or suffer from increased light pollution to a level of harmful detriment. In order to protect the privacy of the occupiers of nos. 22 and 26, a condition restricting the use of the flat roof shall be secured.

No objections have been received prior to making this decision. The planning history of the site has been 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

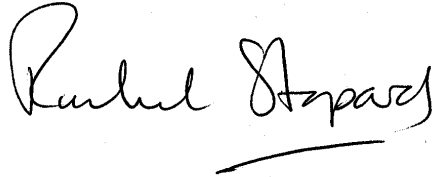
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment