

Mr Michael Tite
Mountain
3 Greenland Place
London
NW1 0AP

Application Ref: **2015/7254/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

17 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 St Paul's Crescent
London
NW1 9XN

Proposal:
Part single, part two storey rear extension following the demolition of existing.
Drawing Nos: (Prefix 1502-PD...): 1000; 1001; 1002; 1050; 1051; 1100; 1101; 1200; 1201;
1210; 1211; 1212; 1400; 1410; 1411; 0500; 0600; Design and Access Statement dated
23/12/15.

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 The development hereby permitted shall be carried out in accordance with the following approved plans

(Prefix 1502-PD...): 1000; 1001; 1002; 1050; 1051; 1100; 1101; 1200; 1201; 1210; 1211; 1212; 1400; 1410; 1411; 0500; 0600; Design and Access Statement dated 23/12/15.

Reason:

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

- 3 The replacement first floor rear extension shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing structure 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Specific details, or samples of materials as appropriate, in respect to the single storey rear extension, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) or samples of those materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would remain subordinate to the host dwelling and would not detract or compete with the character of the host property in terms of its size or scale; and its detailed design would appropriately contrast with that of the host dwelling. Several dwellings within the row benefit from full width rear extensions; with nos.21 (2014/3817/P) and 23 (2011/5306/P) having recently been granted permission for extensions of similar scale to that which is hereby proposed.

The proposal would include the replacement of the original two storey outrigger.

Due to the fact that this characteristic feature would be replaced 'like-for-like' and the current structure shows visible sign of deterioration, this replacement is not objectionable. Although the resulting appearance at ground floor is not traditional, due to its particularly enclosed location at the rear of the building, no public views of the development are possible.

Notwithstanding the need to secure the specific materials palette details (which will be addressed via a condition requiring the submission of further details); it is therefore considered that the proposed development would harmoniously contrast with the host dwelling, and would not be visually harmful to the character or appearance of the host building, street scene or the Camden Square Conservation Area.

Due to its siting, design, eaves level as well as the bulk of the existing structures, the proposed replacement extension would not result in a substantial loss of daylight or outlook to nos.7 or 11 St Pauls Crescent. 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.

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. 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 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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 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.

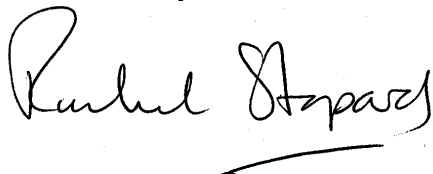
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment