

Mr Ben Breheny
Wilkinson King Architects
Unit H Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2015/7286/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

11 March 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 St Paul's Crescent
London
NW1 9XS

Proposal:
Erection of single storey rear extension and replacement of existing windows with timber double-glazed windows to match existing.

Drawing Nos: Design & Access Statement dated December 2015, WK/2510/01, WK/2510/02, WK/2510/10, WK/2510/11B, WK/2510/12, WK/2510/20, WK/2510/21B, WK/2510/22, WK/2510/30, WK/2510/50.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Design & Access Statement dated December 2015, WK/2510/01, WK/2510/02, WK/2510/10, WK/2510/11B, WK/2510/12, WK/2510/20, WK/2510/21B, WK/2510/22, WK/2510/30, WK/2510/50.

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

- 4 The roof of the lower ground floor extension hereby approved 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 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.

- 5 Prior to the first occupation of the building hereby approved, a plan showing details of the green roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear extension is considered subordinate in scale and

location to the host building, and respects the character and setting of the neighbouring buildings. The extension, following the demolition of an existing single storey lean-to, will extend 3.2m into the garden and the 15m² increase in floorspace ensures the proposal remains fully subservient to the existing building. It would have a simple modern design, including a sedum roof and sliding doors. A condition has been added to the decision notice to secure specific details of the sedum roof to ensure that roof would promote biodiversity.

The extension would not be visible from the public realm and would therefore not erode the character of the group of buildings here as it matches a recently approved rear extension next door at No.6 St Pauls Crescent (ref 2015/0971/P). Therefore it is considered to preserve the character and appearance of the host property and the conservation area.

The extension's size and location would not lead to an unacceptable impact on the amenity of adjoining occupiers in terms of the loss of natural light, outlook, privacy or light spill. A condition would be added so that the flat roof would not be used as a roof terrace.

The replacement of windows throughout the building to the front and rear elevation is considered acceptable as the new double-glazed, timber frame windows will match the design and profile of the existing timber sash windows. This would preserve the character and appearance of the host property and conservation area.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 Camden Square Conservation Area in accordance with s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.11, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which

covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

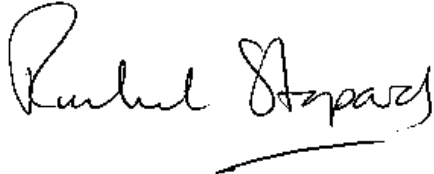
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment