

Mr Michael Cross
Yurky Cross Chartered Architects
167 York Way
London
N7 9LN

Application Ref: **2015/5320/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

4 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Kelly Street
London
NW1 8PG

Proposal:
The demolition of existing rear extension and erection of two storey rear extension and minor alterations to the rear elevation.

Drawing Nos: PL001, PL002, PL003 Revision D, PL004 Revision B, Heritage Statement dated September 2015, and Design Statement dated July 2015.

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: PL001, PL002, PL003 Revision D, PL004 Revision B, Heritage Statement dated September 2015, and Design Statement dated July 2015.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Plan, elevation and section drawings at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 proposal involves the demolition of the existing single storey rear extension measuring approximately 2.8m wide and 7.8m deep, and the construction of a new part single, part two storey rear extension. The extension would be full width at ground floor, extending to a maximum depth of 4.65m, whilst the first floor level would be set in from the boundary with no.3 and would measure 2.7m wide.

Although the extension would rise higher than the penultimate storey which is contrary to CPG1 (Design), as the host building sits within a small subgroup of 8 buildings within the terrace which have all been extended in the same manner, the development is not considered to be significantly out of keeping. The extension would be constructed of London stock brick and white timber windows to match the existing building, and the original proposal was revised to reduce the height of the parapet at first floor level to ensure a more subordinate addition.

The extension would be visible from the rear of surrounding properties and partly visible through the gap between the host building and 161 Kentish Town Road. However, by virtue of its scale, design and materials, the extension is considered to be a complementary addition to the host building that would not have a detrimental impact on the special interest of the host Listed Building or the character and appearance of the wider Kelly Street Conservation Area.

The development would create a more useable outside amenity space to the rear of the host building, and is unlikely to significantly impact the amenity of neighbouring residents when compared to the current arrangement. The first floor element would replace an existing roof terrace and boundary wall along the eastern elevation, and would therefore not have a significant impact on existing light levels entering neighbouring windows at 161 Kentish Town Road. Similarly, as the first floor extension is replacing an existing roof terrace, it is likely to improve the privacy of neighbouring residents. There would be a small side window which would face the side windows of no.3, but as these are already obscure glazed, it is not considered to harm neighbouring privacy.

No objections have been received prior to making this decision and the site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 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 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 -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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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.

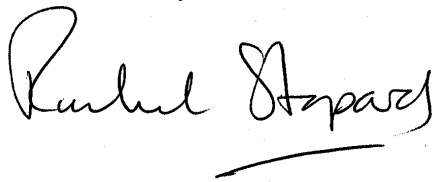
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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