

Mr Brian O'Reilly
Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA

Application Ref: **2015/6950/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

4 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
116 Drummond Street
London
NW1 2HN

Proposal:
Single storey glazed rear extension at ground floor

Drawing Nos: 396-100-E; 396-101-E; 396-200-E; 396-101-P Rev. B; 396-102-P Rev. B;
396-103-P Rev. B; 396-200-P Rev. B; 396-300-P Rev. B; 396-301-P Rev. B

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: 396-100-E; 396-101-E; 396-200-E; 396-101-P Rev. B; 396-102-P Rev. B; 396-103-P Rev. B; 396-200-P Rev. B; 396-300-P Rev. B; 396-301-P Rev. B.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission

The proposed glazed winter garden at the rear would appear as a lightweight addition to the host building such that it would be possible to discern the original building. Revised plans have been received during the course of the application to ensure that the new glazed structure does not cut through the existing openings and header bricks on the host building. It is considered that the structure would respect and preserve the original design and proportions of the building, including its architectural period and style.

The proposed structure would be supported by structural glass beams, and on three sides by a lightweight steel structure set within the containing yard wall; glass roof panels will meet the rear elevation of the house directly on the fourth side supported by a slim steel bracket. All the connections would have lead flashings, set into existing mortar joints, with no harmful impact on the historic fabric of the building.

The architectural and historic special interest of the rear elevation would be unharmed by the proposed structure, which could be cleanly removed in the future. Whilst the proposal would involve the loss of outdoor space to serve the building, it is considered that the design would enhance the usability of the space and add something of visual interest to Charles Place, while taking nothing from the contribution the rear of No. 116 makes to the area.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

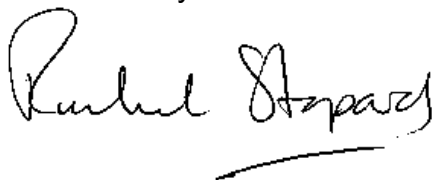
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 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.

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
Executive Director Supporting Communities