

Mr George Bradley  
Bradley Van Der Straeten Architects  
Fieldworks Rooftop Studio B  
274 Richmond Road  
London  
E8 3QW

Application Ref: **2016/5010/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

23 November 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 4**  
**6 St Augustine's Road**  
**London**  
**NW1 9RN**

Proposal:

Erection of a single storey side and rear extension at lower-ground floor, following the demolition of the existing shed and the installation of rooflights all associated with the use as residential flat (Class C3).

Drawing Nos: 336-A-X-G200-P-RF, 336-A-X-G200-E-SE, 335-A-X-G200-E-NE, 336-A-X-G200-E-NW, 336-A-X-G20-S-AA, 336-A-X-G200-P-LG, 336-A-X-G200-P-RF, 336-A-X-G200-E-SE, 336-A-X-G200-E-NE, 336-A-X-G200-E-NW, 336-A-X-G200-S-AA, Site location map and Design and Access Statement.

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 policy DP24 and DP25 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 336-A-X-G200-P-RF, 336-A-X-G200-E-SE, 335-A-X-G200-E-NE, 336-A-X-G200-E-NW, 336-A-X-G20-S-AA, 336-A-X-G200-P-LG, 336-A-X-G200-P-RF, 336-A-X-G200-E-SE, 336-A-X-G200-E-NE, 336-A-X-G200-E-NW, 336-A-X-G200-S-AA, Site location map and Design and Access Statement.

Reason:

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

- 4 The rear extension hereby approved shall only be used for purposes incidental to the residential use of Flat 4. 6 St Augustine Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reason for granting planning permission:

The property has a large shed to the rear elevation and would result in the build-up of the unutilized flank walkway to the side elevation. The proposed development involves side and rear extensions and installation of a new timber sash window to the flank elevation at lower ground floor level.

The single storey extension to the flank elevation would measure 10m deep, 1.1 - 1.6m wide and 3-3.5m high with a flat roof. It would be finished with rubber membrane with a series of 8 x skylight and a small sash window would be installed

to the flank elevation. The infill extension would be built using matching stock brick. The existing shed (3.4m deep x 2.1m high x 3.2m wide) to the rear elevation would be demolished and the proposed rear extension would result in a modest increase in depth by 800mm, height of 1.7m and extend along the rear/side elevation by an additional 1.7m in depth. The rear extension would be constructed from lightweight timber cladding with grey sliding door which would be used for a study and the infill extension would create a hallway.

The extensions and alterations would provide a more functional layout of the building and would retain the existing garden space to the rear elevation. The rear extension would be constructed using lightweight materials and the design of the extensions would not have a detrimental impact on account of its size and scale in regards to the host building character or impact on wider conservation area given its limited visibility. As such, would be in accordance with DP24, DP25 of the LDF and the guidance contained within CPG1 (Design) in terms of their layout, scale and design.

The infill rear extension would project 1m higher than side boundary wall with No.4 St Augustine Road and it is considered that this increase would not be detrimental in regards to the loss of daylight/sunlight or impact on a sense of enclosure due to the there being no windows installed to the flank elevation. There are also no windows to the rear of 27 Agar Grove, as such, the proposed extension would not have detrimental impact with daylight/sunlight nor contribute to a sense of enclosure to warrant refusal. Overall the proposal is in accordance with policy DP26 of the LDF.

No objection to the additional window to the flank elevation, the design and scale. The proposed windows would not impact on the loss of privacy and are considered as acceptable.

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 2013.

A site notice was displayed and a press notice was published and no comments/objections were received. The planning history of the site has been taken into account when coming to this decision.

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 the London Plan 2016 and 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).

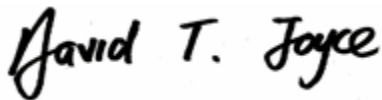
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities