

Mr Simon Hurst
SCHD Ltd
40 Manor Road
Higham Hill
Walthamstow
E17 5RZ

Application Ref: **2016/6246/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

20 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal: Erection of single storey extension to rear of dwelling house (Class C3).

Drawing Nos: 1603.P000; 1603.P101; 1603.P102 REV A dated 20/12/2016; Design and Access Statement prepared by Mr S Hurst dated 09/11/2016.

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 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 1603.P000; 1603.P101; 1603.P102 REV A dated 20/12/2016; Design and Access Statement prepared by Mr S Hurst dated 09/11/2016.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey extension would project approximately 4.85m from the rear elevation in-filling the gap between the existing closet wing and the neighbouring property. The extension would be 2.8m high with a roof lantern set projecting 0.6m at its highest point. The extension would project beyond the rear of the closet wing where its width would increase to 4.6m across the rear elevation to a depth of 1.08m. The proposed extension would replace an existing glazed infill extension which is set back from the rear of the closet wing with a sloped roof projecting to a height of 2.8m. The extension would be constructed from brick to match the host building with crittal windows and doors.

The wider pattern of development in the terrace predominantly comprises extensions beyond the existing closet wing. The proposed extension would align with the neighbouring closet wing at no. 19 which has been extended. Given the existing infill extension, the neighbouring context and scale of the projection of the extension beyond the closet wing and set back from the boundary with no. 15 the proposal is considered to be acceptable. In addition, the use of glazing on the rear elevation of the extension serves to reduce the visual bulk of the proposal. The size, design and materials of this extension are considered to be acceptable. Given this, the proposal will not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.

A reasonable proportion of useable private amenity space is able to be maintained to the rear of the existing dwelling house.

It is viewed that the size, location and height of the extension will not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. In particular, the proposed extension will align with the two storey closet wing extension at no. 19 and as such will not be visible from the property.

The proposal is considered to preserve the character and appearance of the

conservation area. 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.

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

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.

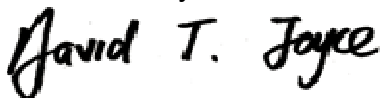
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities