

Mr Alastair Moule
TR STUDIO
2 Northdown Street
London
N1 9BG

Application Ref: **2016/4639/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

24 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
32 Cantelowes Road
London
NW1 9XT

Proposal:

Erection of single storey rear extension, replacement of existing uPVC windows with timber sash windows, replacement of clear plastic roof with membrane roofing, installation of 3x rooflights and relocation of entrance door to side elevation to lower ground floor flat

Drawing Nos: OS Extract; TRS061_Planning_P_00; TRS061_Planning_P_01;
TRS061_Planning_P_02; TRS061_Planning_E_00; TRS061_Planning_E_01; Design,
Access and Heritage 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 if in CA] 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: OS Extract; TRS061_Planning_P_00; TRS061_Planning_P_01; TRS061_Planning_P_02; TRS061_Planning_E_00; TRS061_Planning_E_01; Design, Access and Heritage Statement

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) and external doors;

b) Manufacturer's specification details of roofing 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 proposed single storey rear extension is subordinate to the host building in terms of its form and proportions. It will be constructed of stock brick; membrane roof and features metal framed sliding doors which are considered appropriate in this context. The location of the extension to the rear of the building would mean it has a limited impact on the conservation area as it would not be visible from the public realm. The installation of 3x rooflights (1x on the existing side extension and 2x upon the proposed rear extension) are appropriate in their size and quantity and are also not considered to cause harm to the surrounding area.

Other alterations within the proposal include replacement of the existing clear plastic roof of the existing side extension with membrane roofing and clear glazing along the side elevation, replacement of the existing uPVC framed windows with timber sash framed at the front and side elevations which will include removing the entrance at the front elevation at lower ground level.

The installation of a new entrance door will be located along the side elevation with means of access on St. Paul's Crescent. This alteration is not considered to affect the character and setting of the corner buildings as side entrance doors appear to be an established feature.

A condition will be attached to secure further details of the timber sash windows and new entrance door. Overall, these alterations are considered to be appropriate and will preserve and enhance the host building as well as the surrounding Camden Square Conservation Area.

One was objection was received prior to making this decision which was duly noted. The planning history of the site and relevant appeal decision has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulator Reform Act 2013.

As such, the proposal 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 the London Plan 2016 and the National Planning Policy Framework 2012.

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-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.

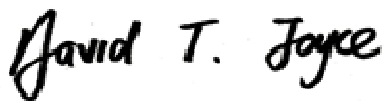
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities