

Mr Brian O'reilly
Brian O'reilly Architects
The Studio, 31 Oval Road
Camden
NW1 7EA

Application Ref: **2016/6644/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

28 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
57 Gloucester Crescent
London
NW1 7EG

Proposal: Erection of new single storey rear extension at lower ground floor level to replace the existing rear conservatory.

Drawing Nos: 425-101-E; 425-200-E; 425-300-E; 425-103-E; 425-200-P; 425-300-P; 425-101-E; and Proposed Finishes 18.01.17.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 425-101-E; 425-200-E; 425-300-E; 425-103-E; 425-200-P; 425-300-P; 425-101-E; and Proposed Finishes 18.01.17.

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

Informatives:

- 1 Reasons for granting permission.

The proposed extension would replace an existing conservatory. It would occupy the same footprint and by virtue of its location at ground floor level would not detract from the character and appearance of the Conservation Area. It would be clad in high quality burnt cedar wood, with slim line aluminium framed sliding doors giving the extension a modern aesthetic. The fenestration pattern has been refined to relate to the fenestration pattern of the main rear elevation of the 19th century host building in terms of dimensions and proportions. The extensions would also allow for the retention of a significant proportion of the rear garden/amenity space.

The proposed extension would not cause a loss of amenity to no. 56 Gloucester Crescent with regard to sunlight, daylight, outlook, overlooking or sense of enclosure, by virtue of the existing conservatory and high party walls along the application sites northern boundary. Similarly, the works would not impact upon the amenity of the neighbouring occupier at No. 58 Gloucester Crescent as the proposed side extension would be set back from the southern boundary by approximately 1 metre.

No objections were received prior to making this decision. The 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 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; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns Netherhall Conservation Area, under and s.72 of The Planning (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, Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies D1, D2, A1, A4 of the London Borough of Camden Draft Local Plan Submission Draft 2016. 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.

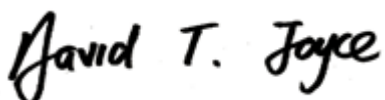
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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