

Mr Tim Godsmark
Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Application Ref: **2017/0831/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

25 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
271 Royal College Street
London
NW1 9LU

Proposal: Erection of single storey rear extension at ground and lower ground floor level including infill of existing front lightwell and alterations to front façade at ground floor level.

Drawing Nos: PA02, PA01, PA05, PA04, PA03, PA07, PA09 A, PA06 A, PA08 A, PA10 A

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 PA02, PA01, PA05, PA04, PA03, PA07, PA09 A, PA06 A, PA08 A, PA10 A

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and massing of the proposed single storey ground and lower ground floor rear extensions are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties. Furthermore, the proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the variety of existing rear extensions to adjoining properties in the terrace.

Whilst contemporary in their design, the replacement timber window and entrance door to the front of the site are considered to be sympathetic alterations that would complement the appearance of the host dwelling and preserve the character of the surrounding conservation area.

Whilst the development would include some excavation works they would be limited to a maximum depth of 1.6m for a small area to the rear of the site and are not considered to be substantial enough to warrant the submission of a Basement Impact Assessment. Furthermore, there are no underground or stability constraints.

The height (2.6m) and rearward projection (2.7m) of the proposed ground floor rear extension would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy. Similarly, the proposed lower ground floor infill extension would be flanked by the existing two storey structure at No.271 and the neighbouring extension at No.269 and would not cause a loss of amenity as a result.

One objection and one comment were received following statutory consultation and duly taken into account 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 or enhancing 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.

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 and Policies D1, D2 and A1 of the Emerging Camden Local Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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).
- 4 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 T. Joyce

David Joyce
Director of Regeneration and Planning