

Mr Sebastian Camisuli  
Martins Camisuli Architects  
Unit1, 2a Oakford road  
London NW5 1AH  
United Kingdom

Application Ref: **2017/1404/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

26 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**30 Harmond Street**  
**LONDON**  
**NW1 8DJ**

Proposal: Ground and first floor extension to rear of dwelling.

Drawing Nos: 162(01)\_01, 162(02)\_02, 162(01)\_03, 162(01)\_04, 462(02)\_02,  
462(02)\_03, 162(01)\_05, 162(02)\_07, 162(01)\_08, 162(01)\_06, 162(02)\_06, 162(01)\_08,  
162(02)\_04 162(02)\_05, 162(01)\_07, 162(02)\_09, 162(02)\_01

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 policies 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 162(01)\_01, 162(02)\_02, 162(01)\_03, 162(01)\_04, 462(02)\_02, 462(02)\_03, 162(01)\_05, 162(02)\_07, 162(01)\_08, 162(01)\_06, 162(02)\_06, 162(01)\_08, 162(02)\_04 162(02)\_05, 162(01)\_07, 162(02)\_09, 162(02)\_01

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

- 4 Prior to first occupation of the development the rear windows of the first floor extension shall be fitted with opaque glazing to a height of at least 1.7m above floor level and fixed shut, and shall be retained as such thereafter.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the Camden Local Plan Submission Draft 2016.

#### Informative(s):

- 1 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).
- 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 Reasons for Granting planning permission (i/ii)

The proposal seeks to demolish the existing single storey lean-to kitchen extension and to erect a full width single storey rear extension plus a first floor rear infill extension. The proposal also seeks the insertion of two new roof lights to the roof of the proposed ground and first floor extension.

Due to the location of the proposed extension, the development will not be visible from the public realm. The design of the extensions was amended during the assessment following officer advice to create a more sympathetic contemporary addition to the rear of the property.

The ground floor rear extension would replace the existing half width rear extension with a full width extension measuring 3m deep from the existing rear wall and 2.9m high. The rear elevation will have three full height glazed panels and the roof would be constructed of standing seam zinc and would contain one skylight. The extension would project 1.1m beyond the rear wall of the adjoining property no.32 where there is currently a high fence boundary treatment. The ground floor element of the proposal is therefore unlikely to have any significant impact on the amenity of neighbours due to the boundary screening. It is considered acceptable in design and amenity terms.

The first floor infill extension would project 3.5m from the rear elevation of the property and would be set back 0.7m from the existing outrigger. Although CPG (design) usually resists extensions which rise more than a storey below the eaves the design of the extension would be lightweight in appearance and the extension would remain subservient to the main host dwelling. The extension in this location is not considered to harm the character and appearance of the host property and the wider Harmood Street Conservation Area and is therefore considered acceptable in principle.

While it is noted that the infilling of yards and rear spaces between buildings is generally unacceptable according to the Harmood Street Conservation Area Statement, many other properties within the terrace have been altered to the rear, particularly number 26 which has a large ground floor infill extension, a first floor extension and a second floor extension. Therefore the addition of a ground floor extension and a setback first floor infill extension is not considered to cause undue harm to the character and appearance of the Harmood Street Conservation Area.

#### 4 Reasons for Granting planning permission (ii/ii)

While the addition of a first floor rear extension has raised concerns amongst neighbours, opaque glazing has been proposed by the applicant to mitigate any potential overlooking as a result of the development. The use of opaque glazing will be secured by way of condition. Given the location of the extensions and the positioning of the surrounding properties, it is considered there would be no adverse effects on the amenity of neighbouring properties as a result of the proposed development.

The neighbour has raised concerns about the impact of the proposals on the tree in their rear garden. While all trees surrounding the site are protected through their conservation area status, the tree in question is not subject to a TPO. The applicant would be within their right to trim the tree back to the boundary to accommodate the extension. The Council's tree officer has advised that it is unlikely that there would be a detrimental impact to any trees as a result of the proposed extension.

The addition of two roof lights to the rear elevation of the property within the existing butterfly roof would not be easily visible and would not be visible from the public realm. The roof lights are not considered to cause harm to the host property or wider conservation area and are therefore considered acceptable.

The planning history of the site and surrounding area have been taken into account when coming to this decision. 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 1900 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

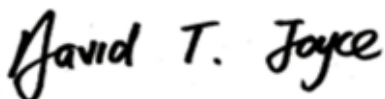
- 5 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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.

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  
Director of Regeneration and Planning