

Mr Peter Thomas
51 architecture
1a Cobham Mews
London
NW1 9SB

Application Ref: **2017/3002/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

28 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
35
Greenland Road
London
NW1 0AX

Proposal:

Removal of rear spiral staircase and erection of a 2 storey stepped half-width extension with new staircase from ground floor to garden level; replacement door onto front lightwell; and creation of metal bin store adjacent to front landing.

Drawing Nos: 0000 A, 0001 A, 0002 A, 0003 A, 0004 A, 0100 B, 0101 A, 0200 A, 0300 B, 1001 A, 1002 B, 1003 B, 1004 B, 1100 B, 1101 A, 1200 B, 1300 B, 1301 B, and Heritage, Design & Access Statement Rev B issued 24 July 2017.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

0000 A, 0001 A, 0002 A, 0003 A, 0004 A, 0100 B, 0101 A, 0200 A, 0300 B, 1001 A, 1002 B, 1003 B, 1004 B, 1100 B, 1101 A, 1200 B, 1300 B, 1301 B, and Heritage, Design & Access Statement Rev B issued 24 July 2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the removal of the rear spiral metal staircase and the erection of a new 2 storey rear extension. The staircase was installed in the 70s as part of the works to convert the property into two flats and is of no historic value. The Council does not object to its loss. The proposed extension would be half width and 1.5 storeys in height. The lower ground floor storey would measure 2.8m high and 5m deep, with the stepped in upper ground floor measuring 1.8m high and 2m deep. The internal floor level would be dropped to ensure an adequate ceiling height for this room. The extension would be constructed of matching London Stock brick which is considered appropriate and sympathetic to the host building. The development would involve the loss of the ground floor door and landing window above, but these are non-original and out of character with the host building.

The applicant has provided archival evidence demonstrating that many of the buildings along Greenland Road originally had half width stepped rear extensions. These are still in place for many of the properties along the street, but nos.31-39 have had theirs removed possibly during the conversion of the properties into flats. This is evidenced by the modern brick repairs and rendering to the rear walls of these properties. Therefore, the development would not result in a loss of historic fabric or harm the special character of the property. It would reinstate the original plan form of the building and is considered acceptable.

To the front of the property, a new suspended metal bin store would be installed to the same design as many other properties along the street. It would be fairly discreet and constructed of matching black metal railings. At lower ground floor level, the existing non-original 1970s door onto the front lightwell would be replaced with a new timber and glass door with metal security grille. Views of this would be limited and it is not considered to cause harm to the character and appearance of the host building or setting of the wider terrace of listed buildings. The Council's Conservation Officer has assessed the proposals and does not object to the development.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, daylight or privacy. The rear elevations of the building and its neighbours face north, which means they receive limited direct sunlight and the proposed extension would not block light to neighbouring windows.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. The application site is not location within a Conservation Area but 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

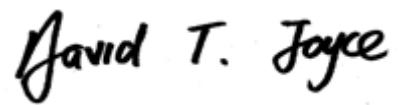
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning