

Ms Sarah Castle
IF_DO
Unit J311
The Biscuit Factory
London
SE16 4DG

Application Ref: **2017/2552/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

24 August 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 John Street
LONDON
WC1N 2DE

Proposal:

Erection of rear single storey extension to existing closet wing at ground floor level with terrace above; relocation of existing AC units on rear elevation to roof level and external cabinet.

Drawing Nos: 1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev 2); 1601_DM_03 (Rev A); 1601_DM_04 (Rev D); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev C); 1601_PL_02 (Rev D); 1601_PL_03 (Rev C); 1601_PL_04 (Rev C); 1601_PL_05 (Rev E); 1601_PL_06 (Rev C) (Design & Access Heritage Statement); Notes responding to comments and questions prepared by IF_DO dated August 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 [and D2 if in CA] 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: 1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev 2); 1601_DM_03 (Rev A); 1601_DM_04 (Rev D); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev C); 1601_PL_02 (Rev D); 1601_PL_03 (Rev C); 1601_PL_04 (Rev C); 1601_PL_05 (Rev E); 1601_PL_06 (Rev C) (Design & Access Heritage Statement); Notes responding to comments and questions prepared by IF_DO dated August 2017

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at ground floor level would be a subordinate addition to the four storey (plus basement) host property. By virtue of its location at ground floor level and its position up against the high boundary wall, it would not appear as a dominant addition and would allow the original closet wing to still be read as such. When compared to other alterations that have taken place along the terrace, the proposed works would be in keeping with the prevailing pattern of rear development.

The use of materials including the oak cladding to the new extension would allow the new structure to be differentiated from the original closet wing which would be still read as an historical addition.

The terrace above the extension is a discrete addition that would integrate well with the design of the extension. It would be located adjacent to a terrace at the neighbouring property. The black metal railings of the terrace are considered an appropriate use of material for the location.

By virtue of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. An existing AC unit on the rear elevation would be relocated within an external planter structure, which would be substantially further away from neighbouring windows than it currently is. The boundary treatment of the neighbouring property would provide sufficient privacy screening of views from the terrace.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.72 and s.66 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 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.

- 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 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.
- 3 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).
- 4 You are advised that planning permission would be required for any upgrading or replacement of plant equipment.

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