

Tatiana von Preussen
2 31-39 Redchurch Street
London
E2 7DJ

Application Ref: **2017/3756/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

6 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Rochester Road
London
NW1 9JJ

Proposal:

Conversion of the 2 x flats into a single dwelling house, partial demolition of the existing annex wing extension and erection of a two-storey rear extension at lower ground floor level, excavation for an enlarge patio and new fenestration alterations to the rear elevation all associated with the use as residential dwelling (Class C3).

Drawing Nos: RR_X_000 P1, RR_A_001 P1, RR_X_101 P1, RR_X_001 P1 & Design and Access Statement dated June 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 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 RR_X_000 P1, RR_A_001 P1, RR_X_101 P1, RR_X_001 P1 & Design and Access Statement dated June 2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of the conversion of unauthorised ground floor flat and upper ground floor maisonette to form a 4bed dwellinghouse. The Local Plan policies H3 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. The proposal results in the loss of only 1 dwelling and as such is considered acceptable.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.

The existing mono pitched roof of the annex wing would be demolished and extended by approximately 1.2m in height and 4.4m in width to match the width of the original building line of the host building and there would be no increase in depth. The extension would be constructed in London stock brick to match the host building, and four new double glazed timber framed windows of a proportionate size, design and positioning would be inserted into the rear and flank elevation of the annex wing extension at ground and first floor level. The lower ground floor rear fenestration would incorporate new aluminium French door, following the replacement of the existing window, which is considered acceptable given its siting at lower ground floor level. It is proposed to excavate for approximately 1.5m for a new lightwell at lower-ground floor level, the stairs leading from the lower to upper ground floor level would be demolished and the existing rear window at lower ground floor would be replaced with a new door.

The proposed extension would not be visible from the public realm, and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale. The extension would not detract from the

design and proportions of the host building. As such, would allow for the retention of a reasonably sized rear garden.

Overall, the proposal is considered to preserve the design and proportions of the host building and the character and appearance of the Rochester Conservation Area.

The proposed two storey rear extension would be a full storey below the neighbours extension at no. 24 and due to retaining the overall depth, the slight increase in height and separation with no. 26 would not have a significant adverse impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections and one support has been received from Rochester CAAC prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, G1, H1, H3, H6, H7 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

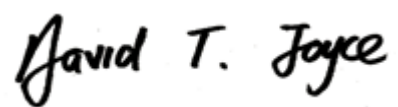
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning