

John Crown
12 West Court
Highland Road
Southsea
Hampshire
P04 9HA

Application Ref: **2017/3545/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

22 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**4 Lady Margaret Road
London
NW5 2XT**

Proposal: Erection of ground floor rear extension to provide toilet facilities.

Drawing Nos: Location Plan (No ref), 572/1, 572/A4/3, 572/A4/4, 572/2.A

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 The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan (No ref), 572/1, 572/A4/3, 572/A4/4, 572/2.A

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



- 3 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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The new toilet windows included in this application shall be permanently obscure glazed and shall be permanently retained and maintained as such thereafter.

Reason: In order to protect the privacy of future users of the site in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission

The site is located at 4 Lady Margaret Road, Kentish Town which contains the Catholic Church of Our Lady Help of Christians and the connected Church Hall and Presby. The Church is a Grade II Listed Building. The Church Hall, which pre-dates 1948, is Curtilage Listed. The site is located within the Kentish Town Conservation Area.

The proposed development is the construction of a single storey side extension to the Church Hall to provide new toilet and shower facilities and a new window in the existing toilet.

The extension would be located on the western side of the Church Hall to the rear of the Church and Presby. It would measure 3.8 m width, between 1.8-3.9 m depth and 3 m height with a flat roof. It would be constructed from matching brickwork with black powder coated aluminium windows.

The proposed extension would be a small subordinate addition to the existing two storey Church Hall. It would be located in the enclosed space to the rear of the Church, Church Hall and Presby and would therefore not be highly visible. The

extension and window would have a design and materials which would harmonise with the site and would preserve the character of the conservation area.

The extension would be sited close to the existing Grade II Listed Church and would extend to the side of the Church Hall, which is Curtilage Listed. However, the development would not harm the significance or setting of the listed building. The site has Ecclesiastical Exemption and would require Church Faculty Consent in place of Listed Building Consent.

The extension would not result in an amenity impact on any neighbouring properties. A condition has been added requiring the toilet windows to be obscure glazed in the interests of the privacy of the future users of the site.

There is a tree located in the Church garden several meters from the proposed extension. Details of tree protection will therefore be required by planning condition which has been agreed by the Council's Tree Officer.

Special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and the comments received on this application have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017, The London Plan 2016 and the National Planning Policy Framework.

The development would also comply with policies D3 and G03 of the Kentish Town Neighbourhood Plan.

- 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.
- 4 The site has Ecclesiastical Exemption and would require Church Faculty Consent

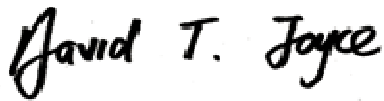
in place of Listed Building Consent. Further information is available on the Historic England website at:
<https://historicengland.org.uk/advice/hpg/consent/ecclesiasticalexemptions/>

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning