

Ms Rosa Appleby
ZCD Architects
Studio 107, Netil House
1 Westgate Street
London
E8 3RL

Application Ref: **2017/4391/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

25 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
5 Mornington Terrace
London
NW1 7RR

Proposal:

Two storey rear extension

Drawing Nos: P-001, P-002, P-010, P-011, P-020, P-021, P-030, P-110, P-111, P-120, P-121, P-122, P-130, P-131, P-211, P-220, P-221, P-222, P-230 & P-231

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 P-001, P-002, P-010, P-011, P-020, P-021, P-030, P-110, P-111, P-120, P-121, P-122, P-130, P-131, P-211, P-220, P-221, P-222, P-230 & P-231.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

Proposed is a first floor extension above the previously approved lower ground, and ground floor rear extension (Ref: 2016/5846/P dated 17/07/2017). As the previously approved works have not yet been completed, the cumulative impacts of the developments have been considered here. There are a significant number of two and three storey rear extensions within this stretch of Mornington Terrace, but there is no uniform style or pattern of development to which the proposed development could adhere.

The proposed addition is considered to be of a modest scale, in keeping with the general pattern of development in the area, and maintains the same footprint as the previously approved extension. The modern addition would be commensurate with the property given the surrounding context of development, in particular the

similar contemporary extension recently approved at no.6 (Ref: 2013/4565/P, granted on appeal ref: APP/X5210/A/13/2210120 dated 12-02-2014). The addition is appropriately designed with a simple contemporary finish to match the previously approved rear addition. The proposal would have an appropriate siting, scale, design and material finish and would cause no undue harm to the character and appearance of the main property.

Given the siting of the addition to the rear of the property, the proposed addition would not be immediately publically visible. As such the addition would not impact on the historic interest of the surrounding Camden Town Conservation Area. There are no nearby listed buildings which would be affected by the proposal.

Given the above, by virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Camden Town Conservation Area.

The impact on neighbouring amenity has been considered, particularly with respect to no.4 Mornington Terrace which would be most impacted as a result of the works. The Design and Access Statement submitted with the application demonstrates the level of light to no.4 would be consistent with BRE guidance, and given the previous grant of permission on site, the impact on the basement flat is on balance considered not to constitute undue harm. Therefore by reason of the siting, scale and design of the proposal, the development would not result in undue harm to neighbouring amenity.

One objection was received in relation to this scheme following public consultation on the basis of noise during construction; this however is mitigated via informatives and does not represent a reason for refusal. The planning history of the site and surrounding area has been considered when determining this application.

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

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