

Mr John Virgo
Syborn & Atkinson
4 Pratt Walk
London
SE11 6AS

Application Ref: **2017/3291/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

17 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Princess Road
London
NW1 8JS

Proposal:
Erection of two-storey infill rear extension at lower and upper ground floors with a roof terrace and metal balustrade at upper ground level.

Drawing Nos: L666/LOC REV2, L666/E/1, L666/E/2, L666/E/3, L666/E/4, L666/E/6, L666/E/7, L666/E/8, L666 P/1, L666 P/2 REVA, L66 P/4, L666 P/6, L666 P/7 REVA, L666 P/8 REVA and Design and Access Statement no date.

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 policies 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- L666/LOC REV2, L666/E/1, L666/E/2, L666/E/3, L666/E/4, L666/E/6, L666/E/7, L666/E/8, L666 P/1, AL666 P/2 REVA, L666 P/7 REVA, L666 P/8 REVA.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed 2 storey rear infill extension is considered acceptable in design and bulk. A number of properties have been infilled over the years, such as nos 45, 60 and 62 Princess Road which form part of this terrace of matching properties. As such, the proposed two-storey addition would not unbalance the uniformity and symmetry of the neighbouring properties. The extension's rear façade would be aligned with the depth of the neighbour at no. 49 Princess Road and be set back from the host property's building line, thus the extension is considered a subservient addition to the host building inset within the larger rear wings on either side.

The metal balustrade, as now proposed in the revised scheme, is similar in design to that on the terrace at no 23 Edis Street. The design would be similar in appearance with the other properties within close proximity of the host building and is acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed terrace would be small, 1.4m in depth x 2.4m in width; it would be enclosed by the existing closet wing and would be in line with no. 49's roof terrace to minimise the potential for overlooking. The existing window is full length to the front elevation and there are a series of windows to the existing flank elevation, which is similar in depth with the proposed terrace. In addition, due to the close proximity of the properties along Princess Road and Edis Road, there is an existing element of mutual overlooking between the surrounding properties and neighbours'

gardens. Thus it is considered that, due to its location and size, the proposed terrace would not exacerbate these levels of overlooking. The extension, being inset between 2 existing rear wings, will not result in any loss of light or outlook to neighbours at no.49.

One objection has been received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

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.

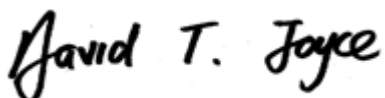
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning