

Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2017/4876/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

24 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Queen's Crescent
LONDON
NW5 3QD

Proposal: Erection of a single storey rear and side extension

Drawing Nos: Site Location Plan, QUE-EX-GA-01, QUE-EX-GA-02, QUE-EX-GA-03, QUE-EX-GA-04, QUE-EX-GA-05, QUE-EX-GA-06, QUE-EX-GA-07, QUE-PL-GA-00, QUE-PL-GA-00, QUE-PL-GA-01, QUE-PL-GA-02, QUE-PL-GA-03A, QUE-PL-GA-04A, QUE-PL-GA-05A, QUE-PL-GA-06A, QUE-PL-GA-07A

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 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: Site Location Plan, QUE-EX-GA-01, QUE-EX-GA-02, QUE-EX-GA-03, QUE-EX-GA-04, QUE-EX-GA-05, QUE-EX-GA-06, QUE-EX-GA-07, QUE-PL-GA-00, QUE-PL-GA-00, QUE-PL-GA-01, QUE-PL-GA-02, QUE-PL-GA-03A, QUE-PL-GA-04A, QUE-PL-GA-05A, QUE-PL-GA-06A, QUE-PL-GA-07A

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

- 4 The flat roofed area of the extension shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining property in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear and side extension replaces the ground floor extension and fully infills the side return. The extension is to be constructed in brick, with aluminium framed sliding doors, a flat roof to the rear section and glazed pitched roof along the side infill. The side elevation of the extension will be partly visible from the public realm through the adjacent entry gates, but will not be detrimental to the character of the streetscene. It is considered that the proposal still allows for the retention of a reasonably sized and usable rear garden.

The extension will not project further alongside the adjoining neighbour no. 33 and as such would not result in any adverse impact on the residential amenity in terms of loss of daylight, sunlight, outlook or privacy. A condition is recommended to ensure that the flat roof of the extension is not used as a terrace. Due to the existing boundary flank wall and separation gap by way of the access road there is not considered to be an adverse impact to occupants of Silverbirch Walk.

Plans have been amended to reduce the overall height of the proposal and it is now considered that the extension would remain subordinate to the host building in terms of design, form and scale, and would not substantially detract from the design and proportions of the original building.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

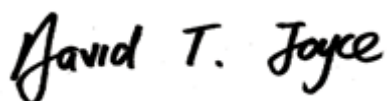
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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