

Mr & Mrs Hubert
Flat A
37 Bartholomew Road
LONDON
NW5 2AH

Application Ref: **2017/4584/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
37 Bartholomew Road
LONDON
NW5 2AH

Proposal:

Variation of condition 3 (drawings) of planning permission (ref: 2017/1248/P) dated 11/07/2017 for the Erection of a single storey rear extension to the ground floor flat. Namely to change the depth of the extension by additional 350mm.

Drawing Nos: Superseded :101B, A 102B, A201B; dated 20/06/17

Revised 29/10/17; 101B, A 102B, A201B; dated 29/10/17

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 the original planning permission ref 2017/1248/P dated 11/07/17.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/1248/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

A 100A, EX 101A, EX 201A, EX 202A, A202, Dwg.no dated 29/10/17; 101B, A 102B, A201B.

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

- 3 Prior to the first occupation of the extension a plan showing details of the green roof (including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies A3, D1 and D2 of the adopted Camden Local Plan 2017.

- 4 The roof of the extension hereby permitted shall not be used as an amenity terrace without prior approval in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the adopted Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting.

The proposal is a minor material amendment to change the permitted single storey rear extension under 2017/1248/P from a depth of 3m to 3.35m and height of 3m would be subordinate to the subject building.

The initial proposal within this minor amendment application was for the depth of depth from 3.5m, however on revised plans it was reduced to 3.35m in order to provide a more suitable scale of development for this site and conservation area and be similar to the depth of the neighbouring extension at no. 39 The extension would be 0.85m deeper than the neighbouring extension at no. 39; however that

extension only measures 2.5m depth due to the small garden at that property and the difference would not unbalance this pair of properties, particularly considering the fact that the extension at no. 39 is set off the boundary. Single storey rear extensions of this scale are common on Bartholomew Road and therefore the proposed extension is considered to be in keeping with the established character of the area and would not harm the Bartholomew conservation area.

The extension would be constructed from stock brick, which would harmonise well with the existing building. The proposed powder coated aluminium doors would be a suitable high quality contemporary element of the design. The extension would also incorporate a green roof which would help to preserve the open character and biodiversity of the garden .

The proposed rear extension within this application and the previously approved outbuilding ref: 2017/1517/P would have an area of 51 sq.m, which equates to around 30% of the garden area. However, this built footprint is considered to not constitute an overdevelopment of the site and both the rear extension and outbuilding would have green roofs, which would help to maintain the open character and biodiversity value of the garden.

The amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

The proposed single storey rear extension would only project by 0.85m beyond the extension at no.39 which is set off the boundary and would also be set off the side boundary with no. 35 by 2 m. This relationship with neighbouring properties would mean that the proposed rear extension would have no impact on the residential amenity of neighbours.

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.

Following consultation, there were no comments received to date, the site's planning history has been considered.

Overall, the proposed rear extension would be a subordinate addition, which would harmonise with the scale and design of the building and would preserve the character of the conservation area. It would also not harm the residential amenity of neighbouring properties in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Local Plan 2016 and the NPPF.

- 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).

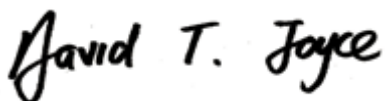
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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