

Mr Gabriel Alexander
Gabriel Alexander Architecture
STUDIO 23 Archway Studios
25 Bickerton Road
London
N19 5JT

Application Ref: **2017/4801/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

15 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
71 St Augustine's Road
London
NW1 9RR

Proposal: Erection of rear extension at ground floor level

Drawing Nos: (71 STAR P): 06 B, 07 B, 08 B and 09 B, Agent e-mail - Materials - received on 27/10/17.

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 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: (71 STAR P): 06 B, 07 B, 08 B, 09 B and Agent e-mail - Materials - received on 27/10/17

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

- 4 The flat roof of the extension hereby approved shall not be used as a terrace/sitting out/outdoor amenity area and shall not be accessed for any purposes other than maintenance.

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposed rear extension at ground floor level is considered to be acceptable as the proposal would be subordinate to the existing building and be of an appropriate size and scale. The extension would be screened behind the bulk of the host dwelling, and would not be visible from the street.

The proposed rear extension would be approximately 3.5m in depth, a similar depth to existing rear extensions at No. 69 and No. 73 St Augustine's Road. The extension would be approximately 2.9m in height on the boundary to No. 69 St Augustine's Road.

The design of the rear extension would be contemporary in nature, however due to the use of lightweight and quality materials it is considered that the extension would be a sympathetic addition to the host building. The frame and cladded exterior walls would be constructed from timber and finished in a natural oil wood stain in a light neutral colour. Windows and doors would be constructed from a light, natural wood stained timber with single pane glazing. The roof would be a non-reflective single ply grey coloured rubber roofing. The proposed extension is of an appropriate size and design, and would be in keeping with the character and appearance of the host building, surrounding dwellings and the Camden Square conservation area.

In terms of residential amenity it is considered that the size, location and height of the extension would not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed rear extension

would be largely screened from No. 69 behind the bulk of the existing rear extension at No. 69. Therefore the proposal would not result in any detrimental amenity impact to occupiers of No. 69. It is acknowledged that the rear extension would result in some loss of outlook to the rear garden from 71B (first floor), however as the proposed rear extension is a modest depth of 3.5m, the loss of outlook is not considered to be severe or unacceptable. The rear extension would not result in any detrimental amenity impacts to occupiers of No. 73 in terms of loss of daylight, sunlight, privacy or overlooking, as the rear extension would not extend beyond the existing side elevation of No. 71.

Three objections have been received, two of which have been received from the same address and comments duly taken into account. The sites planning history and relevant appeal decisions were also taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

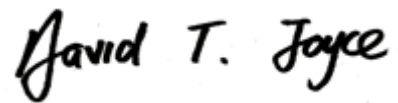
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.
- 4 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning