

Robert Friedman
35 Chalton Street
London
NW1 1JD

Application Ref: **2017/5462/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

27 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Chalton Street
London
NW1 1JD

Proposal:

Erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level. Alterations to rear and side windows including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door.

Drawing Nos: ZRP024_P_100 Rev. A; ZRP024_P_101 Rev. C; ZRP024_P_200 Rev. A; ZRP024_P_201 Rev. C; ZRP024_P_300 Rev. A; ZRP024_P_301 Rev. A; ZRP024_S_001; ZRP024_S_100 Rev. C; ZRP024_S_101 Rev. C; ZRP024_S_200 Rev. C; ZRP024_S_201 Rev. C; ZRP024_S_300 Rev. C; ZRP024_S_301 Rev. C.

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 ZRP024_P_100 Rev. A; ZRP024_P_101 Rev. C; ZRP024_P_200 Rev. A; ZRP024_P_201 Rev. C; ZRP024_P_300 Rev. A; ZRP024_P_301 Rev. A; ZRP024_S_001; ZRP024_S_100 Rev. C; ZRP024_S_101 Rev. C; ZRP024_S_200 Rev. C; ZRP024_S_201 Rev. C; ZRP024_S_300 Rev. C; ZRP024_S_301 Rev. C.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is a re-submission of the extant planning permission granted under application ref. 2014/7829/P dated 25/02/2015 which expires on 25/02/2018.

The existing rear extension has the appearance of a two-storey addition due to the height of the brick balustrade enclosing the roof terrace. It is proposed to add a further storey onto the existing rear element within the same footprint. The resulting rear element would be a full storey below eaves level, in accordance with Camden Planning Guidance 1 (Design), and the second floor rear terrace would be enclosed with a black metal painted balustrade to match the existing balustrade to the rear third floor rear terrace at No. 35.

There are an assortment of rear extensions within the terrace with a variety of heights, widths, depths and materials including terraces with metal railings on various levels. The bulk, height and scale of the proposal in relation to the host and surrounding buildings is acceptable as are the materials which would match the application property.

The size, design and location of the proposal will not be harmful to the residential amenities of the adjoining neighbours in terms of loss of daylight, sunlight, outlook or privacy.

There is an existing roof terrace located at first floor level and another accessed at the third floor. The majority of the surrounding residential properties benefit from rear terraces and the adjacent property at No. 33 Chalton Street has terraces at

upper ground, first and second floor levels. Due to the existing situation, it is not considered that the proposed second floor level terrace would materially increase opportunities for overlooking or result in a significant loss of privacy. The existing and proposed levels of mutual overlooking are not unacceptable within this central London context.

One objection was received prior to making this decision. This has been addressed in the consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

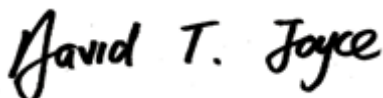
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

