

Benjamin Parker
2b West Hill
Wandsworth
SW18 1SB

Application Ref: **2017/4353/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

7 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**102 Flat A Camden Street
London
NW1 0HY**

Proposal:

Proposed erection of a two storey rear extension at lower ground floor and ground floor level, alterations to the front to include new external staircase access, replacement entrance door and window at lower ground floor level.

Drawing Nos: Site location plan, 100/EX/01revC, 100/PRO/02 REVB, 100/PRO/01 revF.

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, 100/EX/01revC, 100/PRO/02 REVB, 100/PRO/01 revF.

Reason:

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

- 4 No loading or unloading associated with the construction of the development shall take place within the hours of 0800 and 1900 hours on Monday to Saturday.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 5 No skips or construction material associated with the construction of the development shall be kept on the footway or carriageway of the Transport for London Road Network at any time.

Reason: To avoid obstruction of the surrounding streets and to safeguard pedestrian access on the public footpath and amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed two storey rear infill extension is subordinate to the three storey (plus basement) building in terms of its location, form, scale and proportions, and would retain a reasonable amount of garden space. The extension would be in line with the existing closet wings in situ at the application site and neighbouring No. 100 Camden Street and would respect the prevailing pattern of development within the terrace. As the proposed rear extension is located at lower ground floor and ground floor level it would not be dominant in private views from neighbouring properties and it would only be marginally visible from the public realm resulting in a limited visual impact. Matching materials would also be used. The proposed windows and doors at both the front and rear of the subject property are considered to be minor and discreet alterations with suitably proposed materials which would not detract from the original character of the host property.

Proposals to replace the front staircase and install a new entrance are also deemed acceptable. The replacement staircase would comprise of matching materials and would only differ in terms of its configuration. This new configuration of staircase and entrance is identical to works carried out successfully at No. 104 Camden Street. Since the proposed external staircase to the front of the subject property would be of a similar design and sited in a similar location to existing staircases at neighbouring properties, this element of the proposal is therefore considered to already form part of the existing character of the surrounding area and can be supported in this instance. The details provided for the proposed alterations to the front railings and proposed gate are considered to be a sympathetic design which would not detract from the overall form and ornate nature of the boundary architectural design. Positioned at ground floor level and lower ground floor level in the front lightwell, the proposed alterations to the front of the property would be visible from the street, however the works are considered to be minor in nature so would not result in significant visual impact.

The proposed rear extension would be located at lower ground floor and ground floor level and due to its siting and the infill nature of this element, it would be buffered from view from the adjoining properties at No. 100 and 104 Camden Street by the existing built form. The proposal would not therefore result in any harmful impact on the amenity of the adjoining properties in terms of loss of light, overshadowing, outlook or overlooking and would be considered acceptable. There are no concerns regarding impact on residential amenity for any other element of the proposal.

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

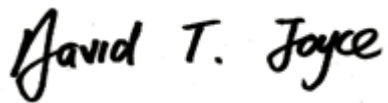
As such, the proposal is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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