

Mr Andrew Mulroy  
Andrew Mulroy Architects Ltd  
8 Deane House Studios  
27 Greenwood Place  
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London  
NW5 1LB

Application Ref: **2017/6175/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

18 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Perceval Avenue**  
**London**  
**NW3 4PY**

Proposal:

Erection of a single storey rear extension and alterations to fenestration on rear and side elevation. Replacement of existing garage/garden room

Drawing Nos: 17104-3-001 rev.A, 17104-3-002 rev.A, 17104-3-010 rev.A, 17104-3-011 rev.A, 17104-3-012 rev.A, 17104-3-013 rev.A, 17104-3-020 rev.A, 17104-3-030 rev.A, 17104-3-031 rev.A, 17104-3-032 rev.A, 17104-3-033 rev.A, 17104-3-040 rev.A,

17104-3-102 rev.C, 17104-3-110 rev.C, 17104-3-111 rev.C, 17104-3-112 rev.C, 17104-3-113 rev.C, 17104-3-120 rev.C, 17104-3-130 rev.C, 17104-3-131 rev.C, 17104-3-132 rev.C, 17104-3-133 rev.C, 17104-3-140 rev.C and Arboricultural Impact Assessment (dated 19/10/17).

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:

17104-3-001 rev.A, 17104-3-002 rev.A, 17104-3-010 rev.A, 17104-3-011 rev.A, 17104-3-012 rev.A, 17104-3-013 rev.A, 17104-3-020 rev.A, 17104-3-030 rev.A, 17104-3-031 rev.A, 17104-3-032 rev.A, 17104-3-033 rev.A, 17104-3-040 rev.A,

17104-3-102 rev.C, 17104-3-110 rev.C, 17104-3-111 rev.C, 17104-3-112 rev.C, 17104-3-113 rev.C, 17104-3-120 rev.C, 17104-3-130 rev.C, 17104-3-131 rev.C, 17104-3-132 rev.C, 17104-3-133 rev.C, 17104-3-140 rev.C and Arboricultural Impact Assessment (dated 19/10/17).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 20/10/2017 by R. Howorth & co Ltd ref. drg. tree plan. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The ancillary accommodation hereby approved shall only be used for purposes

incidental to the residential use of 11 Perceval Avenue and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policy A1, A4 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The extension will measure 3.3m in depth along the boundary with No.9 and 3.3m deep along the South East elevation, measure 7.7m and stand at 3.3m high with a flat roof. It would be constructed of matching brickwork with full length aluminium windows and doors. The contemporary windows and doors would differentiate the extension as a recent addition whilst preserving the special character and appearance of the host building. The proposed single storey rear extension is considered acceptable by virtue of its siting, size, design and materials.

Given that the host property is set further forward than the rear building line of No.9 Perceval Avenue and the significant separation distance of the extension to No.10 and 12 Ornan Road it is considered that the proposed rear extension would not cause harm to the amenities of the neighbouring properties given its proposed siting and scale.

Fenestration alterations includes the replacement of three side windows with a new timber glazed side door and the replacement of a set of existing rear patio doors at first floor level with a window which matches the design and scale of the existing window above. The fenestration alterations will have a similar outlook to the existing. The replacement garage/garden house will match the height, footprint, brickwork and internal divide of the original outbuilding. The proposed aluminium garage door and new sliding full length glass doors to the garden house are acceptable given its siting to the rear. The replacement outbuilding and the fenestration alterations are not considered to cause harm to the character and appearance of the host property, the wider conservation area or the amenity of neighbouring occupiers.

It is noted that there a number of trees in the rear garden of neighbouring properties. The arborocultural method statement submitted was considered sufficient to demonstrate that the trees will be adequately protected during the implementation of any approval. A condition has been attached to ensure that this is adhered to during the construction process of the development.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

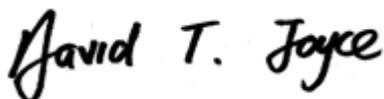
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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