

Ms Zehra Abidi
Living In Space
43 England
London
NW3 4YD

Application Ref: **2017/6326/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

8 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
91 Savernake Road
LONDON
NW3 2LG

Proposal:
Erection of single storey rear/side infill extension and rear dormer roof extension; and other external alterations

Drawing Nos: 003.17_S00; 003.17_EX01; 003.17_EX02; 003.17_EX03;
003.17_EX_ELEV1; 003.17_EX_ELEV2; 003.17_EX_ELEV3; 003.17_GA01 / P2;
003.17_GA02 / P2; 003.17_GA03 / P2; 003.17_P_ELEV1 / P2 P3; 003.17_P_ELEV2 / P2;
003.17_P_ELEV3 / P2; 003.17_Savernake Rd - Tree survey and Protection Plan;
003.17_SavernakeRd_Design and Access Statement_Nov17_A; Arboricultural Report for
91 Savernake Rd

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 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:

003.17_S00; 003.17_EX01; 003.17_EX02; 003.17_EX03; 003.17_EX_ELEV1; 003.17_EX_ELEV2; 003.17_EX_ELEV3; 003.17_GA01 / P2; 003.17_GA02 / P2; 003.17_GA03 / P2; 003.17_P_ELEV1 / P2 P3; 003.17_P_ELEV2 / P2; 003.17_P_ELEV3 / P2; 003.17_Savernake Rd - Tree survey and Protection Plan; 003.17_SavernakeRd_Design and Access Statement_Nov17_A; Arboricultural Report for 91 Savernake Rd

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear/ side extension is considered an appropriate scale to maintain a subservient appearance to the host building and would allow a good sized rear garden to remain. Although the extension would incorporate a rear and side element, a portion of massing has been removed in the corner which has the effect of breaking up the appearance of bulk. The extension is not out of character with the pattern of rear development in the surrounding area, where several nearby examples of side and/or rear extensions are evident including next door at no.89 which has a substantially deeper rear extension and a recent consent for a side extension element. The design and materials would be contemporary and consist of matching brickwork, metal cladding and large amounts of glazing. Given the low prominence the extension would have in both public and private views by virtue of its location to the rear and at ground floor level, this materiality is considered to be acceptable for the location.

The rear dormer has been designed to correspond with neighbouring dormers in terms of scale and positioning on the roof slope and is compliant with CPG1 guidance. The dormer would be clad in roof tiles and have three timber framed casement windows to match the dormer at no. 93. A new conservation grade rooflight would be installed next to the dormer which is of an appropriate size and

location. The detailed design and materiality is considered to be appropriate for the host building. The dormer would have limited visibility from the public realm in certain views from Shirlock Road; however, it is not considered to have a harmful impact on the character and appearance of the Mansfield Conservation Area.

Elsewhere on the building, minor alterations are proposed including the replacement of the balustrade to the rear terrace and replacement of all single glazed windows with double glazed units to the front and rear elevations. The design, colour and material would match existing and is therefore acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The extension would only be slightly higher than the existing boundary wall and would not have a noticeable impact on the outlook or daylight received by the adjoining neighbour at no.93. The property is located a sufficient distance away from the neighbour to the east for there to be no adverse impact on daylight or outlook. The quantity of glazing on the side elevation has been reduced and would be located behind heightened boundary treatment and therefore light spillage is not considered to be a concern. The dormer window would not introduce any new opportunities for overlooking to rear gardens of neighbouring occupiers given the windows directly below.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 and Listed Building, under s.72 and s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

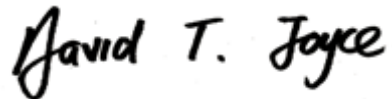
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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