

Stephen Turvil
Stephen Turvil Architects Ltd
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United Kingdom

Application Ref: **2017/5892/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

17 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 St Paul's Crescent
London
NW1 9XL

Proposal:
Single storey rear extension following partial demolition of existing and single storey side infill extension at ground floor level.
Drawing Nos: 0341-100, 0341-101, 0341-102, 0341-104, 0341-105, 0341-106, 0341-400B, 0341-401B, 0341-402B, 0341-403B, 0341-404B, 0341-405B, 0341-406B.

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:

0341-100, 0341-101, 0341-102, 0341-104, 0341-105, 0341-106, 0341-400B, 0341-401B, 0341-402B, 0341-403B, 0341-404B, 0341-405B, 0341-406B.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The wider pattern of development in the terrace predominantly comprises extensions beyond the existing closet wing, as such the replacement rear extension is acceptable, it would extend beyond the existing extension by 1875mm. Regarding, the principle of an infill between the closet wing and boundary with No.22, it has been accepted on the opposite terrace at No.17 under permission 2016/6246/P, as such this is acceptable.

The proposed depth of both the rear and infill extension would not extend beyond the established rear building lines (extension level with No.18 and the infill being set back from No.22 by 400mm). Therefore it is considered to be respecting the neighbouring context and scale.

The use of metal framed glazing on the of the infill extension serves to reduce the visual bulk of the proposal and the revised plans show the removal of a roof lantern from the rear extension. The size, design and materials of both extensions are considered to be acceptable. Given this, the proposal will not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.

A reasonable proportion of useable private amenity space is able to be maintained to the rear of the existing dwelling house.

It is viewed that the size, location and height of the extension will not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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

No objections or comments have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

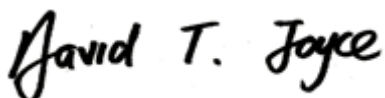
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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