

Mr Stuart Minty
SM Planning
80-83 Long Lane
London
EC1A 9ET

Application Ref: **2017/6322/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

26 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
55-57 Holmes Road
LONDON
NW5 3AN

Proposal: Erection of rear extension at fifth floor level to provide additional floorspace for existing flat (Class C3) and associated external alterations

Drawing Nos: A(SO)001; A(SO)400; A(SO)300; A(SO)160; A(SO)403; A(SO)301; A(GA)400; A(GA)402; A(GA)403; A(SO)402; A(GA)301; A(SO)401; A(GA)401; A(SO)140; A(SO)150; A(GA)300; A(GA)160; A(GA)140; A(GA)150; Covering Letter from SM Planning dated 9th November 2017

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:
A(SO)001; A(SO)400; A(SO)300; A(SO)160; A(SO)403; A(SO)301; A(GA)400;
A(GA)402; A(GA)403; A(SO)402; A(GA)301; A(SO)401; A(GA)401; A(SO)140;
A(SO)150; A(GA)300; A(GA)160; A(GA)140; A(GA)150; Covering Letter from SM Planning dated 9th November 2017

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be located to the rear of the flat at fifth floor level on the eastern/ south-eastern elevation of the building. The fifth floor would imitate the footprint of the fourth floor but retain the set-back to prevent the fifth floor from appearing overly bulky and to allow a terrace for the fifth floor unit to still remain. The extension would provide additional floorspace for the flat and enable it to be a 3-bed unit which aligns with the Council's dwelling size priorities.

The detailed design, including the treatment and fenestration would match those used on the host property. Pergolas, as evident elsewhere on the fifth floor unit, would be installed above the new rear windows which are considered acceptable given they are an established feature. The extension would be read in limited public views from Holmes Road and Cathcart Street to the rear of the site but would be understood as a continuation of the building and as such would not be detrimental to the character or appearance of the building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The new windows to the rear of the site would not lead to any new views to surrounding residential properties compared to the existing situation. The massing would be set back above the fourth floor and as such would not result in a loss of outlook or daylight/sunlight.

The development would not result in any uplift in residential units and would involve minor works only, as such the development would not result in any harmful transport implications.

Two objections have been received prior to making this decision which have been duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H6 and D1 and of the Camden Local Plan 2017. The proposed development also accords with policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016 and the National Planning Policy Framework 2012.

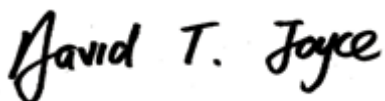
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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