

Miss Rachel Chanter
Wilkinson King Architects
Unit H Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2017/6041/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Erection of two single storey rear extensions at ground floor level.
Drawing Nos: (prefix WK-2650) 01, 001, 002B, 003, 004A, 005A, 101, 102, 103, 104, 105.

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: (prefix WK-2650) 01, 001, 002B, 003, 004A, 005A, 101, 102, 103, 104, 105.

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 this terrace of properties predominantly comprises extensions projecting beyond the existing closet wings. Thus it is considered that the additional rear extension is acceptable, as it would extend beyond the existing rear wing by 1875mm. The principle of an infill extension between the closet wing and boundary with adjoining neighbour has been recently accepted elsewhere at Nos. 20 and 17 under permissions refs 2017/5892/P and 2016/6246/P respectively, thus this is also acceptable.

The proposed depth of both the rear and infill extension would not extend beyond the established rear building lines (rear extension being level with No.18 and the infill being set back by 400mm). The bulk and height of both these single storey extensions is modest and subordinate to the host property; the design of the infill glazed element maintains the integrity and proportions of the main house and characteristic closet wing. Therefore they are considered to respect the neighbouring context and scale.

The timber framed doors and windows on the extensions will match that on the existing house. It is considered that the proposal will not harm the character and appearance of the host building and wider 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.

It is considered that the additional depth and height of the rear extension will not adversely harm the amenities of the adjoining neighbour in terms of loss of daylight, sunlight or outlook. The infill extension will be against a neighbouring flank wall and will not result in any loss of amenity.

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.

As such, 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 the London Plan 2016 and the National Planning Policy Framework 2012.

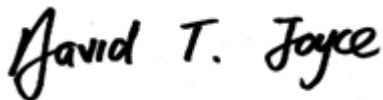
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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