

Mr Nigel Crawford  
SMARTePLANS  
6 McCall Close  
Wrea Green  
Preston  
PR4 2WT

Application Ref: **2017/5788/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

5 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5 Gordon House Road  
London  
NW5 1LN**

#### **Proposal:**

Erection of new rear decked area and associated privacy screen, extension to existing rear deck at ground floor level, alterations to existing garden wall and steps and alterations to the rear fenestration and replacement windows on the front elevation. Erection of front bin store area and installation of front boundary railings.

Drawing Nos: 17986/PP Rev.G, A103 Rev.D, Joinery Detail Sheet Item No.1, Joinery Detail Sheet Item No.2 and site location plan.

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:

17986/PP Rev.G, A103 Rev.D, Joinery Detail Sheet Item No.1, Joinery Detail Sheet Item No.2 and site location plan.

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

- 4 A 1.7 metre high screen hereby approved shall be erected on the western side boundary (adjacent to no. 6 Gordon House Road) prior to commencement of use of the roof terrace and shall be permanently retained.

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

#### Informative(s):

- 1 Reasons for granting permission.

The new freestanding raised decking area adjacent to the boundary with No.6 will measure 1m deep, 2.4m wide and 1.1m in height above garden level with a 1.7m high bamboo screen along the side. It is noted that the adjoining neighbour at No.6 has a 1m deep raised platform and the proposal would match its depth and height. The 0.5m reduction in the depth of the existing raised decking alongside No.4 is welcomed both in design and amenity terms. On the rear 2x sets of double steel framed glass doors will be inserted at ground floor level and the rear door at lower ground level will be replaced with a steel framed window. The use of steel is acceptable in this context due to its siting to the rear and restriction to the two lower levels of the building which will be limited to private views. The existing windows on the front elevation of the ground and lower ground floor will be replaced with timber sash windows of the same size, design and pane number. Given the siting, scale and design it is not considered to alter the character or appearance of the building or detract from the wider Conservation Area, and would be acceptable. It is noted along this side of Gordon House Road that the front and side boundary treatments are characterised by a mix of brick walls and metal railings. The new wrought iron boundary railings to the existing front boundary and replacement front bin store base are considered in terms of their small scale, siting and design to enhance the

host property and the setting of the Conservation Area.

The proposed windows and glazed doors will retain the same relationship with neighbouring properties in terms of privacy and outlook as currently exists. The new railings are acceptable in terms of amenity. The potential views from the new raised decking area to No.6 will be screened by a 1.7m high bamboo screen and this is considered sufficient to protect this neighbour's privacy without causing any harm to daylight and sunlight to this property. There are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Dartmouth Park CAAC has confirmed that no objections are raised to the proposal.

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 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning