

Mr Gareth Reading
Gareth Reading
5 Montenotte Road
London
N8 8RL

Application Ref: **2017/6887/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

16 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Oval Road
LONDON
NW1 7EA

Proposal:

Erection of a single storey lower ground floor rear infill extension with upper ground level roof terrace and associated balustrade and privacy screen above; installation of replacement windows and front door to front elevation; replacement of lower ground floor rear window with a pivot door

Drawing Nos: Site Location Plan, (P) 001 Rev A, (P) 002 Rev A, (P) 003 Rev A, (P) 004 Rev A, (P) 005 Rev A, (P) 006 Rev A, (P) 007 Rev A, (P) 008 Rev A, (P) 009 Rev B, (P) 010 Rev B

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, (P) 001 Rev A, (P) 002 Rev A, (P) 003 Rev A, (P) 004 Rev A, (P) 005 Rev A, (P) 006 Rev A, (P) 007 Rev A, (P) 008 Rev A, (P) 009 Rev B, (P) 010 Rev B

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

- 3 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.

- 4 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected alongside the adjoining section of roof terrace at no. 23 Oval 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 policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors.

The development shall be carried out in accordance with the approved details.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension infills the side return at lower ground floor level and creates a roof terrace area above. The extension is entirely glazed to the rear aspect with a frameless glass balustrade above in reference to the proposal's contemporary style design. The modest size and simple lightweight design allows the existing closet wing form to be retained and is not considered to harm the existing character and proportions of the host building.

The proposals include the replacement of a lower ground floor window in the closet wing with a glazed pivot door, the front facing windows with matching timber sash frames in the existing openings, and the front door with a painted timber door. Plans have been revised to omit the replacement of rear windows with uPVC frames. These fenestration alterations are acceptable in design terms.

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.

The extension will not project further than the extent of the closet wings each side and as such will not result in harm to neighbour amenity by way of loss of daylight or outlook.

The rear roof terrace will be at upper ground level and replaces an existing small terrace area and external staircase. The proposed area will be largely enclosed between the closet wing of no. 25 and that of no. 23. However a 1m section of privacy screen will be required to prevent overlooking from the section of terrace that adjoins that of no. 23 and details of this are to be provided by condition.

Given there is an existing roof terrace area in this location and the largely enclosed nature of the proposed new terrace alongside a neighbour's terrace, the proposal with a privacy screen will not result in any additional loss of privacy or daylight to neighbouring occupants.

The proposals include the re-landscaping of the rear garden. There are no existing trees of landscape merit that make a significant contribution to the character of the conservation area, and no objections are raised to the new landscape design.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

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

- 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

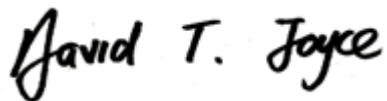
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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

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