

Application ref: 2017/7057/P
Contact: Kristina Smith
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Date: 26 February 2018

Development Management
Regeneration and Planning
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Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
43 Rudall Crescent
LONDON
NW3 1RR

Proposal:
Alterations to existing rear extension at lower ground floor level and creation of terrace with railings and privacy screen above

Drawing Nos: LP-01 (Rev 00); PA-01 (Rev 02); EX-01; Design and access statement (dated 22/12/17)

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: LP-01 (Rev 00); PA-01 (Rev 02); EX-01; Design and access statement (dated 22/12/17)

Reason:

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

- 4 Prior to commencement of development details of the hereby approved privacy screen shall be submitted to and approved in writing by the local planning authority. The approved privacy screen shall be installed prior to the commencement of use and shall be permanently retained thereafter.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves making alterations to an existing rear extension, namely removing the roof lantern and replacing with a flat roof that would allow a terrace to be provided above. No alterations are proposed to the structure of the extension and so its scale and massing would remain very similar to existing. The terrace would be completed with black metal railings which is considered to be appropriate for the host property and conservation area. The timber trellis screening is considered sensitive to its garden context and can be softened with planting over time. A terrace is evident at the adjoining property no.41 Rudall Crescent and so it would not appear as an incongruous feature of the terrace.

The doors to the extension would be replaced with very similar full length glazed doors which would have a more contemporary and lightweight appearance. The replacement doors are considered to be acceptable.

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.

It is considered the privacy screen would not have a detrimental impact on the outlook experienced by the adjoining neighbour at No.45 nor would it harm the level of light received into this property. The privacy screen is required to prevent an unacceptable adverse impact on amenity in terms of loss of privacy. Details of

the privacy screen will be secured via condition. The terrace is considered to be of a residential scale that would not result in an unacceptable level of noise nuisance.

One objection has been received prior to making this decision which has 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

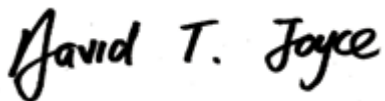
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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