

Application ref: 2018/0182/P
Contact: Lisa McCann
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Date: 7 March 2018

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4orm
1-5 Offord Street
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N1 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Swain's Lane
London
N6 6QR

Proposal:
Erection of single storey side and rear extension at ground floor level.

Drawing Nos: 4094-X.01, 4094-XP.02B, 4094-X.03, 4094-P.03B.

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:

4094-X.01, 4094-XP.02B, 4094-X.03, 4094-P.03B.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The size, scale and bulk of the proposed single storey side/rear extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. The development would have a simple design with a glazed pitched roof and brick walls which would match those of the existing property and are considered appropriate. Furthermore, the proposed relocation of the front gate is considered to represent a minor alteration which would not result in any detrimental impact to the character of the host property and surrounding area.

The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the varied nature and presence of similar sized extensions to the rear of neighbouring properties in the street.

The proposed extension would maintain a gap of approximately 3.8m from the shared boundary with No.40. Due to the modest scale of the proposed extension and its set back from the shared boundary, the proposal is not considered to cause undue harm to the neighbouring amenity of this adjoining property in terms of loss of light, outlook or privacy.

The pitched roof height (3.4m) and rearward projection (3.2m) of the proposed extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. It was noted on the site visit that a kitchen window is in situ in the flank wall of the neighbouring property at No.44 which would be sited adjacent to the proposed extension. However, this is a secondary window with the primary source of light for the neighbouring kitchen coming from a rear elevation window. Therefore, the impact on this neighbouring secondary window is considered acceptable.

Two objections were received following statutory consultation and duly considered prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

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 London Plan 2016 and the National Planning Policy Framework 2012.

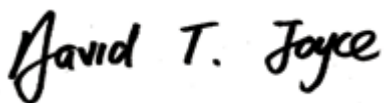
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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