

Application ref: 2018/0140/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 7 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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LVH Architects Ltd
31a Gaisford Street
London
NW5 2EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Gillies Street
LONDON
NW5 4DL

Proposal:
Erection of single storey rear extension.

Drawing Nos: 1010_100_001, 1010_100_100, 1010_100_101, 1010_100_102,
1010_100_110 Rev A, 1010_100_111 Rev A, 1010_100_112 Rev A, Rev B 1010_200_001
Rev B, 1010_200_002 Rev B, 1010_200_101, 1010_200_111 Rev A, 1010_200_112 Rev
A

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 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: 1010_100_001, 1010_100_100, 1010_100_101, 1010_100_102, 1010_100_110 Rev A, 1010_100_111 Rev A, 1010_100_112 Rev A, Rev B 1010_200_001 Rev B, 1010_200_002 Rev B, 1010_200_101, 1010_200_111 Rev A, 1010_200_112 Rev A

Reason:

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

- 4 The flat roofed area of the extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear extension is full width extending to a depth of 3.1-3.9m. The rear garden plots are not aligned at right angles to the rear of the terrace, and as such the extension follows the line of the garden. The proposal is subordinate to the host building in terms of design, form and scale and is to be faced in render to match the existing rear elevation of the host building and adjoining terrace. The scheme would not be visible from the public realm and it is considered that the proposal still allows for the retention of a reasonably sized and usable rear garden.

There is an existing single storey rear extension to No. 5. The proposed development would extend 0.9m beyond the rear elevation of the existing neighbouring extension. However given its siting it is not considered to result in significant impact on amenity.

The extension will be 3.1m deep along the boundary with no. 3, sited to the north. There is a partly glazed rear door at no. 3 close to the boundary, however this is not understood to serve a habitable room. The closest habitable room is situated to the far side away from the boundary, which serves to mitigate impact.

Overall, by reason of its scale, design and siting the proposal is not considered to result in unacceptable impact on occupiers of surrounding dwellings in terms of loss of daylight, sunlight, outlook or privacy.

One objection was received, and this together with the history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

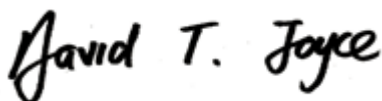
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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