

Application ref: 2018/0544/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 26 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

deDraft Ltd
Studio 5
The Hothouse
274 Richmond Road
Hackney London
E8 3QW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Sharpleshall Street
LONDON
NW1 8YN

Proposal:
Erection of single storey rear extension at upper ground floor level, alteration to roof lights within the lower ground floor extension; Installation of two rooflights to the main front roof slope and two rooflights to the existing rear dormer roof extension

Drawing Nos: S001 Rev A, S002 Rev A, S003 Rev A, S100 Rev A, S200 Rev A, A001 Rev A, A002 Rev A, A100 Rev A, A101 Rev A, A200 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 [and D2 if in CA] 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: S001 Rev A, S002 Rev A, S003 Rev A, S100 Rev A, S200 Rev A, A001 Rev A, A002 Rev A, A100 Rev A, A101 Rev A, A200 Rev A

Reason:

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

- 4 The flat roofed areas of the extensions shall not be used as roof terraces, and any access out onto this areas shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at upper ground floor level is smaller in scale than that consented in 2016 under planning permission 2016/0544/P. The extension projects 1.5m deep to form a glazed-box form adjoining a boundary wall dividing the site from the adjacent block of flats at 11-16 Sharpleshall Street. The extension remains subordinate to the host building in scale and siting, and for these reasons there is not considered to be unacceptable harm to the character of the surrounding conservation area.

The side glazing along the boundary with no. 9 is obscure glazed and as such would inhibit overlooking into these properties.

The extension would project 0.7m above the existing boundary wall with 11-16 Sharpleshall Street for a depth of 0.4m. This is not considered to result in unacceptable impact on occupants of these dwellings. The amenity impact of a proposed 2m depth extension was considered acceptable under the previous consent and as such this design would result in a lesser impact and provide a preferable outcome.

The structural glazing is fixed and would not allow access out directly onto the roof of the lower ground floor extension. To protect neighbour amenity in this tightly enclosed space, a condition will be added to specify that access to the flat roofed areas are for maintenance purposes only.

New roof lights will be installed onto the roof of the lower ground floor extension enabling roof access for maintenance purposes only. The existing front facing rooflight on the main roof will be replaced by two larger rooflights. Two rooflights will be added to the flat topped roof of the existing rear facing dormer. Given the

existence of various front facing rooflights across neighbouring properties, no objection is raised to these alterations.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special attention has also been attached 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 proposals are in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

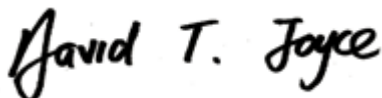
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning