

Application ref: 2017/5685/P
Contact: Fiona Davies
Tel: 020 7974 4034
Date: 27 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

Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Perceval Avenue
LONDON
NW3 4PY

Proposal:
Demolition of existing single storey side extension with rooflight and replacement with new single storey side extension with lantern rooflight.
Drawing Nos: EX-01 Rev 00, EX-02 Rev 02, EX-03 Rev 00, EX-04 Rev 00, EX-05 Rev 01, EX-06 Rev 00, EX-07 Rev 00, EX-08 Rev 00, LP-01 Rev 00, PAE-01 Rev 02, PAE-02 Rev 04, PAE-03 Rev 05, PAE-04 Rev 03, PA-05 Rev 01, PAE-06 Rev 01, PAE-06 Rev 01, PAE-07 Rev 01, PAE-08 Rev 01, 1-38-4410 Tree Report dated 6 Oct 2017, Window and door details, Mumford and Wood casement range

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:

EX-01 Rev 00, EX-02 Rev 02, EX-03 Rev 00, EX-04 Rev 00, EX-05 Rev 01, EX-06 Rev 00, EX-07 Rev 00, EX-08 Rev 00, LP-01 Rev 00, PAE-01 Rev 02, PAE-02 Rev 04, PAE-03 Rev 05, PAE-04 Rev 03, PA-05 Rev 01, PAE-06 Rev 01, PAE-06 Rev 01, PAE-07 Rev 01, PAE-08 Rev 01, 1-38-4410 Tree Report dated 6 Oct 2017, Window and door details, Mumford and Wood casement range

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 06/10/2016 by John Cromar's Arboricultural Company Limited ref. 1-38-4410. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposal seeks permission for a replacement single storey side extension with lantern rooflight. The application site is a two storey single family dwelling house on the western side of Perceval Avenue located within the Fitzjohns/Netherhall Conservation Area. The replacement extension is considered acceptable by reason of its size, scale, position and materials and is thus considered to form a proportionate addition that would respect the character and setting of the host and neighbouring properties. The replacement extension would not differ significantly in scale to the existing side extension at the host property and will be located in the same position. Slightly wider in scale, it would be replace the existing 14.8sqm extension with one that measures 19.6sqm. The floor to ceiling bi-folding doors are also considered acceptable in design and would not introduce any amenity concerns. The height of the replacement side extension would not exceed that of the existing side extension, measuring 3.3m to the flat roof and 3.8m to the peak of the lantern rooflight.

The proposed development would not cause any detrimental harm with regard to residential amenity of neighbouring properties with respect of loss of light or outlook, or privacy or sense of overbearing effect.

No objections were received following statutory consultation however a comment was received from the adjacent neighbour that care should be taken during construction to ensure no harm to the plane tree at the host property or to its roots. This has been duly taken in account and an appropriate condition has been attached to this decision ensuring that proper tree protection measures are put in place prior to commencement on site. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 National Planning Policy Framework 2012.

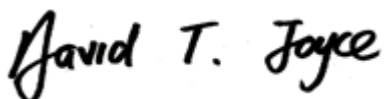
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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