

Application ref: 2018/0622/P  
Contact: Kristina Smith  
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Date: 3 April 2018

**Development Management**  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**55-57 Holmes Road**  
**London**  
**NW5 3AN**

Proposal: Erection of extension at sixth floor level to provide additional residential floorspace to existing unit at fifth floor level (Class C3)

Drawing Nos: A(SO)001; A(SO)400; A(SO)301; A(SO)160; A(SO)402; A(SO)403; A(SO)150; A(SO)401; A(SO)140; A(GA)400 (Rev A); A(GA)401 (Rev A); A(GA)402 (Rev A); A(GA)403 (Rev A); A(GA)160 (Rev A); A(GA)300 (Rev A); A(GA)301 (Rev A); A(GA)150 (Rev A); A(GA)170(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:  
A(SO)001; A(SO)400; A(SO)301; A(SO)160; A(SO)402; A(SO)403; A(SO)150;  
A(SO)401; A(SO)140; A(GA)400 (Rev A); A(GA)401 (Rev A); A(GA)402 (Rev A);  
A(GA)403 (Rev A); A(GA)160 (Rev A); A(GA)300 (Rev A); A(GA)301 (Rev A);  
A(GA)150 (Rev A); A(GA)170(Rev A)

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed extension at sixth floor level would provide additional residential floorspace to the existing flat at fifth floor level. The additional floor would imitate the footprint of the fourth floor but be recessed to prevent it from appearing overly bulky in close and longer views from Holmes Road. The applicant has provided a series of CGIs to demonstrate to officer's satisfaction that this would be the case.

The detailed design, including the materiality and fenestration would correspond with the design of the host property and provide a lightweight appearance that would prevent the extension from appearing too prominent.

The extension would be read in limited public views from Holmes Road but would appear as a coherent continuation of the building and as such would not be detrimental to the character or appearance of the building. Although the extension would make the building higher than most of the surrounding buildings currently are, the proposed increased height in this location is not considered to be harmful. Furthermore, planning permission (ref. 2016/1986/P) has been granted for a new 6-storey building to the south west of the site, which will also prevent longer views of the extension from the rear once complete.

The additional massing would be substantially recessed for there to be no impact on the amenity of adjoining residential occupiers in terms of daylight/sunlight and outlook. The proposed terrace would not lead to any new opportunities for overlooking than the terraces at lower levels already provide.

No objections have been received prior to making this decision. 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 G1, A1 and D1 and of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

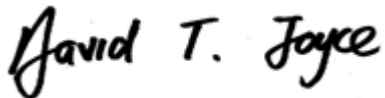
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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