



ApplicationNumber
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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planning@camden.gov.uk
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Application ref: 2018/0995/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 25 April 2018

Telephone: 020 7974

RS Architects
31 Kenerne Drive
Barnet
EN5 2NW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
35 Countess Road
London
NW5 2XH

Proposal:

Variation of condition 3 (Plans) of planning reference 2017/4447/P dated 24/10/2017 (for Demolition of existing rear extension and erection of a single storey rear/side infill extension. Installation of new windows and roof light at first floor) namely alterations to extension's side/rear/roof fenestration and insertion of 1x rooflight.

Drawing Nos: Superseded Drawings: LMCR 1653, LMCR 1654, LMCR 2602 Rev.A and LMCR 3601 Rev.A.

Amended Drawings: LMCR 1653 Rev.B, LMCR 1654 Rev.B, LMCR 2602 Rev.B and LMCR 3601 Rev.B.

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 the original planning permission ref. 2017/4447/P dated

24/10/2017.

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 with policies D1 and D2 of the Camden Local Plan 2017.

- 3 For the purposes of this decision, Condition 3 of planning ref. 2017/4447/P dated 24/10/2017 shall be replaced with the following conditions:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

LMCR 1101, LMCR 1601, LMCR 1153, LMCR 1154 (Existing first floor), LMCR 1154 (Existing second floor), LMCR 1170, LMCR 2101, LMCR 2102, LMCR 3101, LMCR 1653 Rev.B, LMCR 1654 Rev.B, LMCR 1655, LMCR 2602 rev.B and LMCR 3601 rev.B.

Informative(s):

- 1 Reason for granting permission:

The proposal will alter the extension's side/rear/roof fenestration and involve the insertion of 1x rooflight. The alteration will change the glazing pattern and replace the side sliding patio doors with a full height window. The partially glazed roof on the infill extension will be replaced with a fully glazed roof.

Given the extension's siting to the rear of the building, the alterations to the glazing pattern of the extension's elevations are considered not to alter the character or appearance of the building or detract from the wider Kentish Town Conservation Area, and the new fenestration pattern and roof light would be acceptable.

The fenestration alterations and new roof light proposed are considered acceptable in terms of their scale, siting and design. The Council's Conservation Officer has raised no objection.

No increase in height, depth or width is proposed and the amount of glazing will only marginally increase. There are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Kentish Town Neighbourhood Forum raised no objection. The full impact of the

proposed scheme has already been assessed by virtue of the previous permission ref. 2017/4447/P dated 24/10/2017.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016 and the National Planning Policy Framework 2012.

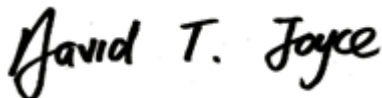
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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