



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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Application ref: 2018/1345/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 27 April 2018

Telephone: 020 7974

Alma-nac ltd
Unit 11 Waterloo Court
10 Theed Street
London
SE1 8ST

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Bartholomew Villas
London
NW5 2LL

Proposal:
Erection of a first and second floor side infill extension to dwellinghouse
Drawing Nos: P01, P02, P03, P04, P05, P06, P.32 Rev 01, P.33 Rev 01, P.34 Rev 01,
P.35 Rev 01, P.36, P.37 Rev 01.

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 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:

P01, P02, P03, P04, P05, P06, P.32 Rev 01, P.33 Rev 01, P.34 Rev 01, P.35 Rev 01, P.36, P.37 Rev 01.

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

Informative(s):

- 1 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).
- 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 Reasons for granting planning permission:

The proposed first and second floor side rear extension is considered acceptable both in terms of scale, materials and design. Given that a similar side extension is currently in situ at the neighbouring property no. 14, the proposed extension is considered to already form part of the character of the area and would help to create a more uniform appearance between no 14 and 16 when viewed from the public realm. The extension is to be constructed from suitable materials with the use of brick to match the main property. Its set back from the main front elevation would help to create a subservient addition to the main building and preserves the character of the property.

The impact of the proposed extension would be buffered from the adjoining occupiers at no. 18 by the existing built form at the subject property. A site visit confirmed that no habitable rooms are located in the flank wall of the no. 14 which could be affected by the proposal. The windows in situ in this neighbouring flank wall are non-habitable, serving a hall and bathrooms which are not protected windows. The proposed extension would not therefore result in any detrimental impact on the residential amenity of neighbouring or adjoining occupiers in terms of light, outlook or privacy.

No objections were received prior to making this decision. One comment was received by the Bartholomew Estate CAAC commenting that the proposed extension should be a similar design to the existing first and second floor side extension in situ at no. 14 which has been noted. The planning history of the site and surrounding area were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

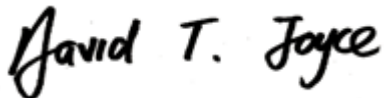
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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