



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: 2018/0776/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 11 May 2018

Telephone: 020 7974 **OfficerPhone**

Jonathan Lawlor Architects
55 Oak Village
London
NW5 4QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
130A Agar Grove
London
NW1 9TY

Proposal:

Erection of single storey side and rear extensions at lower ground floor level including the addition of external staircases to both front and rear elevations; Formation of rear roof terrace at upper ground level with associated metal balustrades; Insertion of new principal access door to side elevation; Alteration of rear window to form a door and alteration of additional rear window

Drawing Nos: Site Location Plan (130AG 01), P130AG 02 C, P130AG 03 B, P130AG 04 C, P130AG 05, P130AG 06 A, P130AG 07 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 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: Site Location Plan (130AG 01), P130AG 02 C, P130AG 03 B, P130AG 04 C, P130AG 05, P130AG 06 A, P130AG 07 B

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and balustrades

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The existing front side gate and fascia structure shall be permanently retained or otherwise replaced like for like in size and appearance.

Reason: To limit visibility of the side extension to the street and to safeguard the character and appearance of the surrounding conservation area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The remaining flat roofed area of the rear extension shall not be used as a roof terrace and access onto this area shall be for maintenance purposes only.

Reason: In order to restrict 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 single storey side extension would replace an existing canopy structure and sit at lower ground level only, set back behind existing close board timber gates and fascia above. As such its visibility from the street would be minimal with some sight of balustrades along sections of the roof. The height and set back of the side element is considered to enable the distinctly separate form of the houses to remain above ground level retaining the appearance of no. 130 as part of a semi-detached pair, separate from the terrace starting at no. 132. The addition of a door to the side flank, accessed by steel steps above the side extension in the proposed location is considered acceptable with details to be provided by condition.

The proposed single storey rear extension would extend 3.5m deep at lower ground floor level and would be faced in brick to match the host building with a painted metal balustrade at roof level. The extension would allow for the retention of a usable garden space and provide further private amenity space by way of a roof terrace. The replacement of the rear window to form French doors would not alter the size or proportion of the opening and is considered acceptable subject to the detailed design being approved by the local planning authority through a planning condition. The extensions are considered to be subordinate to the host building and overall the proposals are considered to preserve the character of the conservation area.

There are a number of roof terraces and external staircase structures noted to the rear in the vicinity of no. 130 as such roof terraces and external access areas are considered characteristic of the surroundings. The proposed roof terrace above the rear extension would be set in 1m from the boundary with no. 128 and the remaining roof area used for planters. The edge of the usable terrace area would be 2.2m from the closest habitable room. It is considered that given the surrounding context, and the separation from the boundary that amenity impact on no. 128 would be mitigated to acceptable level.

The proposed depth of 3.5m along the boundary with no. 128 at a height of 3.1m is not considered to result in unacceptable harm to amenity. The extension would have a separation gap of 1.8m from the boundary with no. 132 and as such would mitigate any significant impact on the occupants of this property.

One objection was received and considered when reaching this decision. The planning history of the site and surrounding area were 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, proposal is in general accordance with Policies D1, D2 and A1 of the 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).

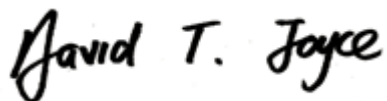
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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