

Application ref: 2018/1336/P
Contact: Lisa McCann
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Date: 10 May 2018

Development Management
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Martins Camisuli Architects
Unit1 2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Laurier Road
London
NW5 1SG

Proposal:

Erection of lower ground floor rear infill extension with associated rear roof terrace, replacement terrace railings, window and french door to the rear elevation and replacement fenestration to front elevation of dwellinghouse (Class C3).

Drawing Nos: Site location plan, MC/179(02)_01 ,MC/179(02)_02, MC/179(02)_03, MC/179(02)_04, MC/179(02)_06, MC/179(02)_07, MC/179(02)_08 Revision A, MC/179(02)_09, MC/179(02)_10, MC/179(01)_01, MC/179(01)_02, MC/179(01)_03, MC/179(01)_04, MC/179(01)_06, MC/179(01)_07, MC/179(01)_08, MC/179(01)_09, MC/179(01)_10, MC_179(21)_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:

Site location plan, MC/179(02)_01 ,MC/179(02)_02, MC/179(02)_03, MC/179(02)_04, MC/179(02)_06, MC/179(02)_07, MC/179(02)_08 Revision A, MC/179(02)_09, MC/179(02)_10, MC/179(01)_01, MC/179(01)_02, MC/179(01)_03, MC/179(01)_04, MC/179(01)_06, MC/179(01)_07, MC/179(01)_08, MC/179(01)_09, MC/179(01)_10, MC_179(21)_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 permission.

The size, scale, bulk and design of the proposed single storey side/rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposed extension would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development. The proposed replacement railing and fenestration to the front and rear of the property are considered to be minor alterations with appropriate materials which would be in keeping with the character of the host dwelling.

The side infill flat roof height (3m) of the proposed side and rear extension and its rearward projection (0.4m) beyond the existing two storey outrigger would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. The impact of the proposed extension on adjoining properties would be mitigated by the existing built form at both the neighbouring property at no. 26 (single storey rear extension) and the subject property (two storey outrigger). A site visit confirmed that an elevated terrace is currently in situ at the rear of the property adjacent to the shared boundary with no. 26. The proposed terrace on the roof of the proposed side/rear infill extension would be situated in the same location as the existing terrace. It is therefore considered that the proposed extension would have no greater impact than the existing terrace on the residential amenity of neighbouring properties and is therefore considered acceptable in this instance.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions 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, 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 policies of the London Plan 2016 and National Planning Policy Framework.

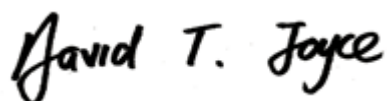
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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