

Application ref: 2018/0053/P  
Contact: Emily Whittredge  
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Date: 24 May 2018

**Development Management**  
Regeneration and Planning  
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Urban Landscapes  
47 Vanderbilt Road London SW18 3BG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Modbury Gardens**  
**London**  
**NW5 3QE**

Proposal:  
Erection of single storey rear extension at lower ground floor level and alterations to fenestration in connection with the conversion of two units into a single dwellinghouse.  
Drawing Nos: OS000, E003, 013, 010, 012, 014, E002, 001, 004, 011, 010, 101, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121.

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 if in CA] 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: OS000, E003, 013, 010, 012, 014, E002, 001, 004, 011, 010, 101, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The addition of a single storey infill extension at lower ground floor level and alterations to existing doors and windows would result in a cohesive design in high quality materials that would improve the appearance of the rear of the host building and the terrace. The properties within the terrace have been heavily extended with single and two storey extensions and mansards, and feature a variety of window and door openings.

The length of the proposed infill would align with the prevailing building line within the terrace and would be in keeping with the wider character of development which includes full width extensions at lower and upper floor levels. The infill would be lightweight in appearance with a glazed roof and matching facing brick. A first floor rear extension allowed on appeal on 20/06/2014 (ref. 2014/1994/P) is currently under construction and has been taken into account in the determination of this application.

All new and replacement windows and doors would be steel-framed Crittall-type, which is acceptable in this location and would not harm the appearance of the terrace overall. Sufficient outdoor garden space would be retained following development, and would be improved by the removal of the existing timber access stairs. No changes are sought to the front of the property.

The conversion of the two existing flats back into a single dwelling house does not conflict with local plan Policy H3 and is acceptable in housing terms. The development, by virtue of its limited height, would not harm the amenity of adjoining occupiers, particularly no. 6, which adjoins the development site. The extension would appear 2.7m high and 4.2m deep as viewed from the garden level of no. 6. A current planning application for no. 6 seeking a single storey extension to the same height and depth has been given due weight as a material consideration in this decision.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections to the scheme were received prior to making this decision. A comment was received from an adjoining occupier requesting the imposition of parking controls during the construction period. The

transport team has advised that CMP or highways contributions are not considered necessary for a development of this scale in this location, and road obstructions can be controlled by other means than planning legislation.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and H3. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

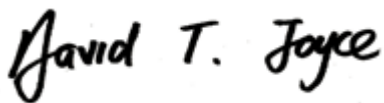
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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