

Application ref: 2017/7044/P
Contact: Emily Whittredge
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Date: 5 June 2018

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Mrs Anna Griffiths
6 Modbury Gardens
London
NW5 3QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Modbury Gardens
London
NW5 3QE**

Proposal:

Erection of single storey rear extension at lower ground floor level, alterations to fenestration at upper ground floor level and installation of replacement balcony with balustrading.

Drawing Nos: P-2015.09.100 Rev. A, P-2015.09.101, P-2015.09.200 Rev. A, P-2015.09.300 Rev. A, P-2015.09.002, E-2015.09.100, E-2015.09.101, E-2015.09.200, E-2015.09.001, E-2015.09.201.

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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plan-s P-2015.09.100 Rev. A, P-2015.09.101, P-2015.09.200 Rev. A, P-2015.09.300 Rev. A, P-2015.09.002, E-2015.09.100, E-2015.09.101, E-2015.09.200, E-2015.09.001, E-2015.09.201.

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

- 4 The roof annotated on the plans hereby approved as 'inaccessible roof area' shall not be used as an amenity roof terrace and shall only be accessible for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension and alterations to fenestration would not cause harm to the appearance of the host building or the local area and are appropriate in bulk, size and design. 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 and styles.

The development would be in keeping with the wider pattern of development within the terrace, as most properties have been extended the full width of the plot at lower ground floor level. The length of the proposed extension would also align with the prevailing building line within the terrace, and is considered to be appropriate. The proposed roof terrace at upper ground floor level would replace an existing balcony but would be somewhat larger than it and have new balustrading. This is considered appropriate given the existence of other similar terraces and balconies.

The extension would be constructed of facing brick to match the existing. All new windows and doors would aluminium framed, which is acceptable in this location. The replacement of two windows with a set of sliding doors at upper ground floor level is acceptable in design terms and would align with the window openings above.

The rear extension, by virtue of its limited height and depth, would not harm the amenity of adjoining occupiers. The extension would not exceed a 45 degree angle taken from the centre of the dining room windows of no.7, and would not cause a significant loss of light and outlook. Nevertheless planning permission has been

recently granted for a single storey infill extension at no. 7 (ref 2018/0053/P dated 24.5.18) which has commenced construction, and consequently the proposed rear extension would have abut this extension and create no amenity impact. The upper ground floor replacement terrace would not create any further overlooking beyond the existing balcony. The extension would be 2.5m longer than the adjoining single storey extension at no. 5 and would not materially harm the amenity of no. 5.

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. It is considered that a Construction Management Plan and highways contributions are not necessary for a development of this scale in this location, and road obstructions can be controlled by other means than planning legislation.

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

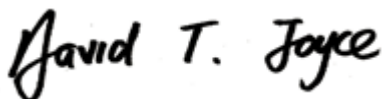
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning