

Application ref: 2018/0368/P
Contact: Obote Hope
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Date: 6 June 2018

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat lower and Ground Floor
15 St Mark's Crescent
LONDON
NW1 7TS

Proposal:

Variation of condition 3 (approved plans) of planning permission 2012/2515/P dated 9th July 2012 for: Erection of a single storey rear extension with roof terrace over enclosed by metal railings and replacement of existing lower ground floor level front window with French doors and alterations to window at rear ground floor level all in connection with existing flat (Class 3). Namely, increased in width of the rear lower-ground floor extension, replacement of the sliding/folding and replacement of the metal balustrade at ground floor level (retrospective).

Drawing Nos:

Superseded; 12.04.04, 12.04.05 and 12.04.7

Proposed; 12.04.04 REVN, 12.04.05 REVN and 18.01.01

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 the original planning permission ref 2012/2515/P dated 09/07/2012.

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 For the purposes of this decision, condition no.3 of planning permission 2012/2515/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Drawing No(s) (Prefix 12.04.) 01; 02; 03; 04 REVN; 05 REVN; 06; 18.01.01; 08; 09; 10; 11; Design and Access Statement dated 2nd May 2012.

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

Informative(s):

- 1 The application seeks retrospective consent for minor amendments to the development approved under ref. 2012/2515/P dated 9th July 2012, namely, increased in the width of the extension at ground floor level including alterations to the design of the fenestration and the change in the design of the metal balustrade at upper ground floor level.

The scheme varies the previous permission by infilling the gap between the host building and no. 16 St Marks Crescent, the increase in depth would be approx. 500mm from the approved rear lower-ground floor extension. The design of the sliding door would be altered and there would be a slight increase in the opening. Otherwise, the extension is identical in form and its relationship to the host building. The proposed wider extension is still considered appropriate in scale, bulk and design and would not harm the plan form or volume of the property nor obscure its elevations.

The originally submitted ornate metal balustrade is proposed to be replaced with straight railings which are considered to be appropriate to a building of this age and style. These changes represent minor amendments to the approved design that are sympathetic to the host building and will preserve the character and appearance of the conservation area.

All other aspects of the scheme remain the same as approved and these were assessed and considered acceptable as part of the previous planning permission.

The extension at the rear would be at lower ground floor level. It would be approximately the same height and depth as the neighbouring one at no. 16 St Marks Crescent and would therefore not affect daylight or sunlight to neighbouring properties. The extension would look onto the canal, and would have a terrace above, similar to other extensions along this Mark's Crescent. The terrace is a sufficient distance from neighbouring windows and is not considered to result in any unacceptable levels of overlooking or lead to an invasion of privacy. As such the proposal is considered to comply with policy A1 of the Local Plan 2017.

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

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, policies A1, D1 and D2. The proposals also accord with the London Plan 2016 and the National Planning Policy Framework 2012.

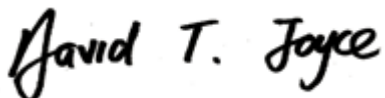
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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