

Application ref: 2018/1229/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 6 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Artia Golestani Architecture Ltd  
First floor  
27 South Villas  
London  
NW1 9BT UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**27 South Villas**  
**London**  
**NW1 9BT**

Proposal:

Erection of single-storey rear extension at lower-ground floor level with glass balustrade; installation of an external staircase with glass balustrade connecting roof to rear garden and alteration to the facade/fenestration to the rear at lower and ground floor level.

Drawing Nos: 27SV-LOC, 27SV-PL-SITE, 27SV-PL-EX-01, 27SV-PL-EX-02, 27SV-PL-EX-03, 27SV-PL-EX-04, 27SV-PL-EXDET-01, 27SV-PL-PR-01A, 27SV-PL-PR-02A, 27SV-PL-PR-03A, 27SV-PL-PR-04A, 27SV-PL-DET-01A, 27SV-PL-DET-02 and 27SV-PL-DR.

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 27SV-LOC, 27SV-PL-SITE, 27SV-PL-EX-01, 27SV-PL-EX-02, 27SV-PL-EX-03, 27SV-PL-EX-04, 27SV-PL-EXDET-01, 27SV-PL-PR-01A, 27SV-PL-PR-02A, 27SV-PL-PR-03A, 27SV-PL-PR-04A, 27SV-PL-DET-01A, 27SV-PL-DET-02 and 27SV-PL-DR.

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

- 4 The use of the flat raised platform at raised ground floor level shall not be used a terrace.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be located within the shrunken patio at lower ground floor level and would only be subject to enclosed private views within the perimeter of the neighbouring properties. The rear extension would have a width of 3.0m, height of 3.1m and a depth of approximately 2.9m. The proposed rear extension would be subservient to the host building and would be constructed using a mixture of zinc cladding with limestone top border, the roof would be limestone paving slabs. The design of the extension is considered sympathetic in context with the host building.

The new staircase and associated glass balustrade would provide access between the upper ground floor and garden level, the design would be read as a new addition that would be visually separate from the historic house. Thus, the design and the proposed materials used for the staircase construction would not detract from the contribution of historic aesthetics of the host building. The proposed external staircase would consist of frameless structural glass balustrade with stone steps, and would be appropriate in size and scale for its setting along the south elevation.

At raised ground floor level, it is proposed to lower the existing French doors and the door leaves would be extended at the threshold of the door by approximately 375mm. The proposed inappropriate glass balustrade has been revised from the face of the historic rear façade and the proposed metal guardrails would be appropriate in design and appearance that would enhance the historic character of the dwelling.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed raised platform by virtue of its design would result in some additional loss of privacy to neighbouring properties or gardens, which are already overlooked by a number of windows at upper floor level. Nevertheless, the stairs do not contain a large platform or an area large enough to encourage sitting out or use as a terrace. However, given the open character to the rear elevation a condition is attached to not use the raised platform at upper ground floor level as a terrace. This would minimise any potential impact with overlooking or the loss of privacy for existing and future occupiers.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017; Camden Square Conservation Area Appraisal and Management Strategy 2011. 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

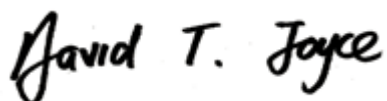
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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