

Application ref: 2018/0779/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 13 June 2018

**Development Management**  
Regeneration and Planning  
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Mountain  
3 Greenland Place  
NW1 0AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**9 St Paul's Crescent**  
**London**  
**NW1 9XN**

Proposal: Rebuilding of 2nd floor of rear return and erection of full width ground floor extension with 4 x rooflights, following part demolition of existing two storey return and single storey extension. Replacement of existing rear windows with double glazed timber sash windows.

Drawing Nos: 1502\_PD\_0500; 1502\_PD\_0600; 1706-: 011; 110 rev A; 112; 021; 121; 111; 012; 013; 123; 122; 113; 010; 023; 022; 140

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: 1502\_PD\_0500; 1502\_PD\_0600; 1706-: 011; 110 Rev A; 112; 021; 121; 111; 012; 013; 123; 122; 113; 010; 023; 022; 140

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

Informative(s):

- 1 Reason for granting permission

Planning permission was granted 17/02/2016 for a similar development (part single, part two storey rear extension following the demolition of existing) ref: 2015/7254/P.

Approval is sought to amend this scheme but without pitched roof and with glazed rear elevation. Approval is also sought to remove the step in the ground floor rear elevation of the approved extension. The stepped elevation projected 6.3m and 7.3m from the main rear elevation. The proposed extension would now have a flat rear elevation projecting 6.7m from the main rear elevation. The height of the extension would remain approximately the same as approved on the boundary with 11 St Paul's Crescent and would be marginally higher (0.3m) on the boundary with 7 St Paul's Crescent. The flat roof would have 2 large rooflights and 2 smaller rooflights. The rooflights were revised so that there would be structural joists (baffles) below to increase privacy. The height, bulk and detailed design of the extension is considered acceptable. The replacement windows (on the upper floors) to match existing accords with CPG1 Design.

Given the minor changes in the projection of the extension and to it's height, the proposal would have minimal impact on neighbouring amenity as compared to that previously approved.

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

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.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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).

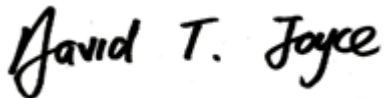
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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