

Application ref: 2018/2046/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Rich Architecture
25B Lloyd Baker Street
London
WC1X 9AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Harmood Street
London
NW1 8DJ

Proposal: Erection of first floor rear infill extension.

Drawing Nos: 534-LOC, 534-100-P1, 534-101-P1, 534-102-P1, 534-103-P1, 534-01-P1, 534-02-P1, 534-03-P1, 534-04-P1 & 534-05-P1.

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: 534-LOC, 534-100-P1, 534-101-P1, 534-102-P1, 534-103-P1, 534-01-P1, 534-02-P1, 534-03-P1, 534-04-P1 & 534-05-P1.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

In determining this application, it is acknowledged that a similar (larger) scheme was recently granted planning permission on this site (Ref: 2017/1108/P dated 19/04/2018). This application seeks to refine and reduce the height of the proposal.

The proposed extension at first floor level would be a subordinate addition to the host property. Whilst fully glazed extensions are generally unacceptable above ground floor level, it would correspond with a very similar first floor glazed extension at 18 Harmood Street and create a unity between the adjoining pair. Furthermore, it would be positioned between the closet wings of no.16 and no.18 and set back from the rear building line thereby reducing its prominence and preventing an unacceptable level of light spillage. The structure is lightweight in its use of materials and therefore would not appear as a bulky addition. For these reasons, it is considered that the extension would not have a detrimental impact on the appearance of the host property and would preserve the character and appearance of the surrounding 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.

By virtue of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers by way of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been considered when determining this application.

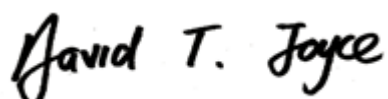
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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