

Application ref: 2018/1078/P
Contact: Nora-Andreea Constantinescu
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Date: 1 May 2018

Development Management
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Unit 11 Waterloo Court
10 Theed Street
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SE1 8ST

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Pilgrim's Lane
London
NW3 1SS

DECISION

Proposal:

External alterations to existing dwelling (C3) including demolition of side extension and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall.

Drawing Nos: P01 Rev 0301; P02 Rev 0301; P03 Rev 0301; P04 Rev 0301; P05 Rev 0301; P06 Rev 0301; P07 Rev 0301; P08 Rev 0301; P09 Rev 0301; P10 Rev 0302; P11 Rev 0302; P12 Rev 03; P.12 Rev 03; Heritage Statement; Design and Access Statement parts 1 to 5; Basement Impact Assessment 17363 Rev A February 2018; Ground Investigation & Assessment February 2018 & Appendices.

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:

P01 Rev 0301; P02 Rev 0301; P03 Rev 0301; P04 Rev 0301; P05 Rev 0301; P06 Rev 0301; P07 Rev 0301; P08 Rev 0301; P09 Rev 0301; P10 Rev 0302; P11 Rev 0302; P12 Rev 03; P.12 Rev 03; Heritage Statement; Design and Access Statement parts 1 to 5; Basement Impact Assessment 17363 Rev A February 2018; Ground Investigation & Assessment February 2018 & Appendices.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Detailed drawings at 1:20 and samples of the proposed first floor terrace screen;
 - b) Sample panel of the proposed brickwork to show type, colour, bond, mortar mix, joint and pointing (to be provided on site);
 - c) Detailed plans, sections and elevations at 1:10 of all windows and door openings (including jambs, head, cuffs and cill);
 - d) Detailed drawings at 1:20 of the hit-and-miss brick pattern including details of the windows behind;
 - e) Sample of proposed larch timber cladding;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and

the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed side extension would exceed in parts the footprint of the previous extension, projecting forward towards the front elevation of the host building. The bulk and scale of the extension has been addressed in order to respond to the corner plot and relation with the neighbouring buildings. The extension would be set down from the main ridge of the house and its roof would follow the sloped angle of the main house.

The size, scale and design of the proposed side extension is considered to represent a proportionate addition that would not detract from the character of the host building. Furthermore, its simple form and shape coupled with its detailed design, such as the brickwork details, window positioning and facing materials, would contribute positively to the appearance of the host building and provide a contextual response to the streetscene and wider conservation area. Details of all facing materials would be secured by condition.

The proposed dormer to the front roof slope would match the size and design of the existing dormers at 37 and 41 Pilgrims Lane, thus following the pattern of development within this terrace of properties. As such, it is considered that the front dormer would not detract from the character and appearance of the host building, the adjoining terrace and wider area. The proposed rear dormer would replace 2 existing rooflights at the site and would largely match the size and design of the rear dormer at No. 37 Pilgrim's Lane which was granted under permission reference - 2015/0234/P. The proposed dormer is therefore considered acceptable in terms of its impact on the character and setting of the host and neighbouring buildings and the appearance of the surrounding conservation area, given its limited visibility from the public realm.

The proposed alterations to the rear fenestration of the existing property are considered to represent a contemporary response that would be sympathetic to the original character of the building. All details of the new window and door openings proposed, will be secured by condition.

The removal of the existing, unsightly first floor terrace to the side of the building and re-location to a more discreet location to the rear of the site is considered to represent an improvement to the appearance of the property, particularly given the flank elevations prominence within the street. Whilst the proposed privacy screen would have some visibility from the street, its overall impact is negligible and

considered acceptable in this instance. Furthermore, the size and design of the proposed ground floor cantilever balcony to the rear is considered to represent an unobtrusive addition that would not detract from the character of the host dwelling.

The proposal includes the excavation and enlargement of the existing lower ground floor level to the front and out to the side of the property with two new lightwells being the only external manifestations. The proposed two lightwells are modest in size and would be covered in walk-on glass, continuing the existing pattern of development along the street.

The submitted Basement Impact Assessment (BIA) has been independently reviewed by a third party auditor. The findings of the audit report confirm that the excavation works would cause no harm to the host and neighbouring buildings, surrounding highways, slope stability and the hydrogeology of the site. The proposal is therefore in accordance with the requirements of policy A5 and CPG4.

- 2 The proposed side extension, would largely match the size and scale of the existing side extension at the site and its increased height would not cause an unacceptable loss of light or outlook to neighbouring properties. The design of the proposed terrace at first floor level has been carefully considered to not lead to unacceptable overlooking into the gardens of the adjacent properties and this will be secured through the installation of a louvered privacy screen. In addition, the proposed ground floor balcony, due to its dimensions and location, would be set back behind the side wall of the 4 storey extension at no. 37 Pilgrim's Lane and would be largely concealed by this structure. The balcony decreases in depth as it projects away from the side wall and is therefore not considered to harm the amenity of neighbouring residents in terms of loss of privacy.

One objection was received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, A4, A5 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 3 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).
- 4 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

DECISION