

Application ref: 2018/1750/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 9 July 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

Martins Camisuli Architects
Unit1
2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
12 Caversham Road
London
NW5 2DU

Proposal:

External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area.

Drawing Nos: Site Location Plan, MC/180(01)_01 Rev A, MC/180(01)_02 Rev B, MC/180(01)_03, MC/180(01)_04, MC/180(01)_05 Rev B, MC/180(01)_06, MC/180(01)_07, MC/180(02)_01 Rev D, MC/180(02)_02 Rev C, MC/180(02)_03 Rev C, MC/180(02)_04 Rev C, MC/180(02)_05 Rev D, MC/180(02)_06 Rev C, MC/180(02)_07 Rev F

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: Site Location Plan, MC/180(01)_01 Rev A, MC/180(01)_02 Rev B, MC/180(01)_03, MC/180(01)_04, MC/180(01)_05 Rev B, MC/180(01)_06, MC/180(01)_07, MC/180(02)_01 Rev D, MC/180(02)_02 Rev C, MC/180(02)_03 Rev C, MC/180(02)_04 Rev C, MC/180(02)_05 Rev D, MC/180(02)_06 Rev C, MC/180(02)_07 Rev F

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed lower ground floor extension would be part-width, and extend 2m to the rear of the host building and require the excavation of land at the rear of the property to a depth of 0.8m. The extension would not alter any significant architectural features of note and given the rear garden is approximately 20m deep, the development would still allow for the retention of a reasonably sized and usable garden space.

The extension is of a small scale in relation to the building's overall size, and is considered subordinate in terms of its height, bulk and massing. The extension would have limited visibility from the street and would not cause any harm to the character of the surrounding conservation area. The extension would be faced in brick to match the existing building. The submitted plans have been revised to omit a proposed external steel staircase and to provide an integral staircase within the mass of the extension. The proposed plans were also revised to include timber rear doors, which are more appropriate to the host building's age and architectural character.

Given the excavation works proposed, a Basement Impact Assessment (BIA) screening report has been provided. This has been reviewed by the Council's third party auditors who have confirmed that the screening report sufficiently demonstrates that the submission of a full BIA would not be necessary in this instance, given the level of excavation proposed.

The extension would be set 3.4m from the boundary with the adjoining property at No. 10, and 4.3m from the rear elevation of No. 14. As such, the additional projection of 2m at lower ground level only in this context would not result in

significant impact to neighbouring occupants by way of loss of daylight or outlook.

Given the existence of side facing windows at both lower ground and upper ground floor level, the addition of a further two windows to service the internal stairs is not considered to have a significant impact on neighbouring amenity. These windows have been revised to provide horizontal glazing bars to better reference the prevailing sash window style of the house.

The proposed roof terrace would cover the extension roof, and as such does not project significantly into the garden. As detailed above, it is set significantly away from neighbouring boundaries and habitable room windows. As such the terrace would not have an unacceptable impact on neighbouring occupants in terms of loss of privacy.

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

Special regard has been attached to the desirability of preserving or enhancing 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 A1, A5, D1 and D2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

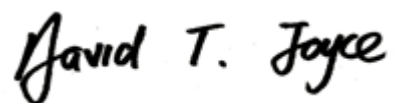
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning