

Application ref: 2018/1436/P
Contact: Thomas Sild
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Date: 31 July 2018

Development Management
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Clarke Penman Architecture
Unit 11 The Mews Building
Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 St Pauls Crescent
London
NW1 9TN

Proposal:

Erection of single storey side and rear extension at lower ground floor level; Replacement of front, side and rear facing window and door fittings; Alteration of side facing window at lower ground level to form an access door

Drawing Nos: Site Location Plan 6249_03_001, Design & Access Statement (Revision A), 6249_03_002, 6249_03_003, 6249_03_005, 6249_03_006, 6249_03_007, 6249_03_008, 6249_03_010 Rev A, 6249_03_011, 6249_03_012, 6249_03_014, 6249_03_100 Rev A, 6249_03_101 Rev A, 6249_03_102 Rev A, 6249_03_103 Rev A, 6249_03_110 Rev A, 6249_03_200 Rev A, 6249_03_201, 6249_03_300 Rev A, 6249_03_301 Rev A, 6249_03_302 Rev A

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 6249_03_001, 6249_03_002, 6249_03_003, 6249_03_005, 6249_03_006, 6249_03_007, 6249_03_008, 6249_03_010 Rev A, 6249_03_011, 6249_03_012, 6249_03_014, 6249_03_100 Rev A, 6249_03_101 Rev A, 6249_03_102 Rev A, 6249_03_103 Rev A, 6249_03_110 Rev A, 6249_03_200 Rev A, 6249_03_201, 6249_03_300 Rev A, 6249_03_301 Rev A, 6249_03_302 Rev A

Reason:

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

- 4 Prior to the removal of the existing windows, 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) Details including sections at 1:10 of all replacement windows and front entrance door (including jambs, head and cill), ventilation grills, external doors and gates;

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed lower ground floor level extension would be part width at the rear of the house wrapping round to form a single storey side extension. The proposed depth of 3m, width of 3.7m and height of 3m is considered to be proportionate to the host building and remain subordinate in scale. The extension would still allow for the retention of a usable garden space.

The proposed lightweight, largely glazed appearance of the extension enables it to be read as a separate, contemporary addition to the building that allows the important architectural features, forms and separations to remain to an acceptable degree.

Following concerns over conservation area and heritage impact, plans were revised from a full width rear extension to enable the cantered bay feature to be retained fully to ground level, preserving a characteristic architectural feature of the house as seen either preserved, or recreated along the rear of the remaining Victorian houses on the west side of St Paul's Crescent. Plans were also revised to reduce the side infill extension from two storey to a single, and set back this element 1.5m within the side passage. This enables a distinct separation gap at higher levels with no. 38a to be maintained, preserving the integrity of the short terrace of three which no. 38 forms the end.

Proposals include the replacement of the existing timber sash windows with traditionally detailed timber double glazed units, and replacement of the front entrance door. Further details of the windows and door will be required by condition of this permission in order to ensure the character and appearance of the building and surrounding conservation area is preserved.

Given the separation of 3.7m from the boundary of no. 36 and modest 3m height, there would not be significant impact to the amenity of occupants at this property. The rear projection of the extension would sit 0.8m above the existing boundary wall with no. 38a and the depth has been stepped in along this section. The resulting depth of 1.8m, at an additional height of 0.8m alongside the boundary is not considered to result in unacceptable impact to the amenity of occupants at this property.

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

One objection was received prior to the proposal being revised, and the reasons for objection considered when 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.

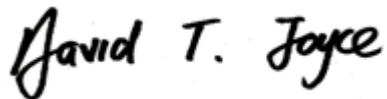
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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