

Application ref: 2018/2443/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 31 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

Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
52 Falkland Road
London
NW5 2XA

Proposal: Variation of Condition 3 (Approved drawings) of planning permission 2017/6939/P granted 08/03/2018 (Erection of a single storey rear extension and alteration to ground floor rear window) namely addition of further single storey rear extension and other minor amendment

Drawing Nos: Superseded: LP-02 Rev 03, PA-01 Rev 03, PA-02 Rev 04, PA-03 Rev 04
Proposed: PA-01 Rev 04, PA-02 Rev 05, PA-03 Rev 05

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 permission 2017/6939/P granted 08/03/2018.

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: LP-01 Rev 02, LP-03, EX01 Rev 01, EX-02, PA-01 Rev 04, PA-02 Rev 05, PA-03 Rev 05

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

Informative(s):

- 1 Reasons for granting approval.

The application seeks to vary Condition 3 (Approved drawings) of planning permission 2017/6939/P granted 08/03/2018, to include the addition of a glazed box extension on the existing rear closet wing and amend the approved internal courtyard facing window within the approved extension.

The glazed box extension measuring 1m (d) x 2.4m (w) 2.5m x (h) would replace the previously proposed glazed doors. The extension's small scale, and glazed lightweight appearance would not significantly impact the appearance or character of the house beyond that of the approved glazed doors. Overall, it is considered to preserve the character and appearance of the conservation area.

The extension's small additional projection and modest height along the boundary with no. 54 would not result in significant impact on the amenity of neighbouring occupants (in terms of light, outlook, overlooking etc.). Side facing glazing towards no. 54 would be above the 2m high existing parapet wall meaning that overlooking impacts would not be significant. Given the proposals scale and significant separation from the boundary with no. 50, it would not result in unacceptable amenity impact to this neighbour in terms of loss of light, outlook or overbearing impact.

The amended internally facing window would have no outward visibility to the rear, and would not significantly alter the extension's appearance beyond the design already approved.

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 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.

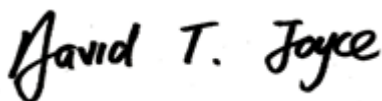
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (other than condition 3) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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.

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