

Application ref: 2017/5573/P
Contact: Emily Whittredge
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Date: 14 August 2018

Development Management
Regeneration and Planning
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RPR Architects
11 East Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Rothwell Street
London
NW1 8YH

Proposal:
Erection of single storey rear infill extension.
Drawing Nos: 1702.04 B, 1702.05 A, 1702.02 A, 1702.01, 1702.03, Design and Access Statement.

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 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

a) Samples and/or manufacturer's details of new facing materials for the conservatory framing and doors.

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 1702.04 B, 1702.05 A, 1702.02 A, 1702.01, 1702.03.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a Grade II listed dwelling on the south side of Rothwell Street within the Primrose Hill Conservation Area. The properties on this side of the street form a largely uniform terrace that is characterised by two storey flat-roofed closet wings.

The proposed glazed infill would measure approximately 2m long, 2.7m wide, 2.2m high at the eaves and 3m high at the ridge. The structure would be constructed at lower ground floor level in place of an existing sunken patio, and would infill the existing shallow courtyard to the side of the closet wing. The infill would be read as a modern, lightweight intervention to the building that would not cause harm to its special architectural interest. There is one similar glazed infill within the terrace at No. 2, which has no planning history.

The structure would not project beyond or above the closet wing of the neighbouring building, No. 6, and would therefore have no material impact on residential amenity to the occupants. The extension would be enclosed on two sides and by virtue of its height would not allow overlooking to any adjoining occupier.

The application has been amended in response to heritage objections, reducing

the height of the rear extension from two storeys to one, and omitting demolition works to the internal walls and chimneybreast in the lower ground floor.

The rear doors are to be metal framed; however, full details of the roof framing, finish and party wall materials have not been provided and will be required by condition. As part of the development, the set of modern French doors at lower ground floor level would be removed for access to the extension. The proposal also includes the removal of an existing modern spiral staircase from the existing ground floor balcony, and making good the balustrade, which would cause no harm to the historic fabric.

The planning history of the site has been taken into account when coming to this decision. Objections were received to the original two-storey version of the scheme from occupants of nos. 7 and 9 Chalcot Crescent, on the basis of harm to the significance of the listed building by virtue of its inappropriate design, and impact on the privacy and outlook of neighbours. The proposed single storey extension at lower ground floor level is considered to have a sympathetic relationship to the listed host building, and addresses concerns of overlooking.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 same Act.

The proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

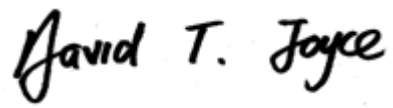
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning