

Application ref: 2018/3300/P
Contact: Josh Lawlor
Tel: 020 7974
Date: 4 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5a
5 St Augustine's Road
London
NW1 9RL

Proposal:

Erection of single storey rear extension at ground floor level.

Drawing Nos: 1977-10, 1977-01, 1977-07, 1977-08, 1977-09, 1977-03, 1977-04, 1977-05, 1977-02, 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 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1977-10, 1977-01, 1977-07, 1977-08, 1977-09, 1977-03, 1977-04, 1977-05, 1977-02, Design and Access Statement.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used as a roof terrace and access onto this part of the roof shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings, particularly as the neighbouring property at No.3 has been extended to the same depth as the current proposal. The proposal would also occupy less than 50% of the rear garden footprint.

The simple modern design of the proposal is considered appropriate to the setting of the surrounding conservation area and a white rendered finish would reflect the use of render elsewhere in the vicinity. The use of aluminium framed glazed sliding doors is also considered acceptable.

The installation of two new timber framed sash windows on the south elevation would not have a significant impact on the fenestration of the host dwelling. The new window to the left of the door will be an enlargement of an existing window.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, or privacy. Furthermore, the additional ground floor windows on the side elevation would not exacerbate current levels of overlooking at the site.

No objections were received 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1,

D1 and D2 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).

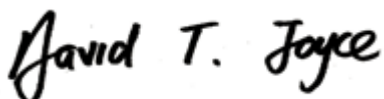
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning