

Application ref: 2018/1040/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 13 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
116 Drummond Street
London
NW1 2HN

Proposal: Single storey glazed rear extension at ground floor.

Drawing Nos: 396-101-E/A, 396-300-E/A, 396-100-E/A, 396-101-P REV C, 396N-101-P/B REV C, Detail 1 - Rev A, Detail 3, 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 The development hereby permitted shall be carried out in accordance with the following approved plans 396-101-E/A, 396-300-E/A, 396-100-E/A, 396-101-P REV C, 396N-101-P/B REV C, Detail 1 - Rev A, Detail 3.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission

The proposed glazed winter garden at the rear of the building has previously been granted permission under application ref. 2015/6950/P, which is extant. The new application includes amendments to the original scheme, to change the internal layout and add an internal staircase to link the basement and ground floor levels.

The extension would appear as a lightweight addition to the host building and it is considered that the structure would respect and preserve the original design, age and proportions of the building. The architectural and historic special interest of the rear elevation would be unharmed by the proposed structure, which would be fully reversible.

The proposed structure would be supported by structural glass beams, and on three sides by a lightweight steel structure set within the containing yard wall; glass roof panels will meet the rear elevation of the house directly on the fourth side supported by a slim steel bracket. The proposed staircase would not be an inappropriate addition within an historic lightwell, and no objection is raised to this element, which would not cause harm to the character or appearance of the site or wider conservation area.

The architectural and historic special interest of the rear elevation would be unharmed by the proposed structure, which could be cleanly removed in the future. Whilst the proposal would involve the loss of outdoor space to serve the building, it is considered that the design would enhance the usability of the space and add something of visual interest to Charles Place, while taking nothing from the contribution the rear of No. 116 makes to the area.

No objections have been received in relation to the works. The application site's planning history 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.16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. 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).

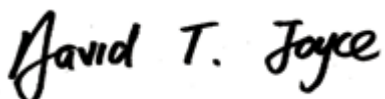
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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