

Application ref: 2018/3633/P
Contact: Josh Lawlor
Tel: 020 7974
Date: 21 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Oscar Choi
Flat 3 70 Greencroft
Gardens
London
NW6 3JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
70 Greencroft Gardens
London
NW6 3JQ

Proposal:

Erection of single storey rear extension with skylight; replacement of existing rear ground floor window with door; insertion of skylight over existing ground floor extension and replacement of single glazed timber framed sash windows at first floor level with double glazed timber framed sash windows.

Drawing Nos: 05_DDM, 04_DD, 03_CD, 02_DD, 01_DD, 06_DD, GG_O6, GG_O8, GG_O7, GG_O2, GG_O1, Design and Access Statement, Planning 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 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 [05_DDM, 04_DD, 03_CD, 02_DD, 01_DD, 06_DD, GG_O6, GG_O8, GG_07, GG_02, GG_01, Design and Access Statement, Planning Statement]

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of neighbouring buildings. The extension would align with the neighbouring extension at No 68 Greencroft gardens. The extension would be 5m wide, and maintain a gap of 2.1m between the boundary of no 72 Greencroft gardens. The height is considered to be acceptable as the rear extension would remain clearly subordinate and sympathetic to the host building. It is noted that the dimensions of the extension are the same as the approved application 2015/6429/P for the excavation of basement including a lightwell to the rear and the erection of a single storey extension at ground floor level.

Replacement of single glazed timber traditional sash windows at first floor level with double glazed timber traditional sash window. The use of Milton Buff London Brick will complement the London Brick of the existing building. There will not be any harmful loss of amenity to neighbouring properties in

terms of loss of light, sense of enclosure or privacy. The proposal would maintain a large garden amenity space.

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.

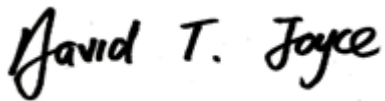
As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

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.

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