

Application ref: 2018/3041/P
Contact: Samir Benmbarek
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Date: 12 October 2018

Development Management
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Duncan Woodburn RIBA
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
5 Akenside Road
London
NW3 5BS

Proposal:

Alteration of existing pitched roof to rear projection at first floor level to form terrace with associated rear staircase and alterations to existing rear first floor windows to dwelling house

Drawing Nos: 01 (OS Extract); 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; Design and Access Statement Rev B dated 26 June 2018.

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:

01 (OS Extract); 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; Design and Access Statement Rev B dated 26 June 2018.

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

- 4 The use of the proposed first floor terrace shall not commence until the trellis, as shown on the approved drawing 09 (Existing and proposed side elevations), has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes replacement of the pitched roof of the single storey rear extension to a flat roof with use of the roof at first floor level as a terrace. In association with this, a metal staircase is proposed to provide direct access from the terrace to the rear garden and the existing timber windows would be enlarged to accommodate access onto the newly formed terrace.

The removal of the existing pitch is considered acceptable in this instance as the established character and form has been significantly altered across the rear elevations of the pair of buildings at ground and first floor levels. The height of the single storey rear extension would be to 5.0m (measurement taken from where the structure meets the main dwellinghouse at ground level) reducing the bulk of the extension in relation to the building as a whole.

Furthermore, the works would match the form of the rear projection of neighbouring No. 4 Akenside Road thereby reintroducing some form of symmetry at this level. Its location at the rear of the building means that it would not be easily visible from the public realm and has a limited impact upon the street scene.

Matching brickwork would be used to extend the height of the single storey extension and would be considered acceptable. The associated alterations to the first floor rear windows to create access doors are considered appropriate given it would match the doors at first floor level at No. 4 and would include traditional timber frames. The proposed staircase, railings and trellis is

considered acceptable due to its modest appearance and location at the rear of the building.

The formation of the rear terrace at first floor level is not considered to cause adverse amenity impacts to neighbouring occupiers, especially with regards to overlooking due to the positioning and distance of the terrace from No. 4 Akenside Road and the proposed trellis which would minimise overlooking into No. 26 Wedderburn Road as shown on drawing 09 (proposed side elevation (southern)). It should be noted that overlooking into rear gardens are typical in this residential setting.

Considerable importance and weight has been paid to the desirability of preserving and enhancing the character and appearance of 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, 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.

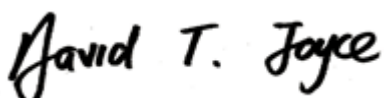
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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



David Joyce
Director of Regeneration and Planning