

Application ref: 2018/3143/P
Contact: Josh Lawlor
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Date: 16 October 2018

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Arts Lettres Techniques
33 Arlington Road
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NW1 7ES UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Rochester Terrace
London
NW1 9JN**

Proposal: Alterations to a dwelling including, part three part single storey side and rear extensions, windows, rooflights. Demolition of existing rear and side extensions.

Drawing Nos: Location Plan, RT_01, RT_02, RT_04, RT_004, RT_05, RT_06, RT_08, RT_09, TR_1_C, RT_6_A, RT_7_B, RT_9_A, RT_10_A, Aborticultural Report prepared by Crown Consultants 23/08/2018, Design and Access Statement, Heritage 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 shall be carried out in accordance with the following approved plans [Location Plan, RT_01, RT_02, RT_04, RT_004, RT_05, RT_06, RT_08, RT_09, TR_1_C, RT_6_A, RT_7_B, RT_9_A, RT_10_A, Aborticultural Report prepared by Crown Consultants 23/08/2018, Design and Access Statement, Heritage Statement]

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

- 2 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 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.

- 4 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).

- 5 The flat roof of the single story rear extensions hereby permitted shall not be used as a balcony, roof terrace or similar amenity space in perpetuity.

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

- 6 Trees - Protection measures

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the method statement of the Arboricultural Report prepared by Crown Consultants 23/08/2018. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The height and depth of the proposed single storey rear extension at ground floor level is considered acceptable due to the existing pattern of rear development found along this terrace. The height is considered to be acceptable as the rear extension would remain subordinate to the host building. The extension is full-width however the side portion of the rear

extension is sufficiently differentiated from the main body of the extension in terms of design and massing. The side portion is set back and lowered in height and re-uses the existing ground floor kitchen sash window to allow the extensions to read as two separate volumes. The use of glazing for the main body of the extension is acceptable for the conservation area. Rear extensions such as that proposed are a common feature along the terrace, and it would be in keeping with the scale of surrounding development.

The property has undergone a number of unsympathetic alterations that the proposal seeks to correct. The proposed rear extension replaces an existing 20th century boundary wall extension that projects into the garden. The proposed rear extension has a similar footprint to this extension although covers the rear elevation rather than projecting into the garden. The side portion of the rear extension replaces an unsympathetic plastic canopy which is visible from the public realm. An unsympathetic concrete slab in the rear garden is also removed in association with the rear extension. The existing boundary wall facing Wilmot place is enhanced through the replacement of the existing wooden gate with matching brickwork and the lowering of a non-original portion of the wall. The demolition of the later WC addition is acceptable given that it does not relate well to the rear façade and is of no significant architectural value.

The two storey side extension is acceptable in this location. The side extension is will be set back from the front and rear elevation as well as the boundary of the site. This will respect the architectural symmetry of this pair of buildings. There will be no significant loss in views given that there is no clear view into the rear garden. A condition is attached to the decision to require details facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The installation of rooflights is acceptable. The alteration to the second floor window on the front façade is also acceptable.

The proposed rear extension would primarily be visible from the rear windows of the neighbouring property at No. 2 Rochester Terrace. The proposed rear/side portion of the extension would not be visible from public views on Wilmot Place due to the lower ceiling heights. The boundary wall with trellis above serves to largely obscure the view into the garden. Overall the rear extension and two storey side extension will not cause any significant amenity issues in terms of overlooking, loss of light or added sense of enclosure. A condition is attached to the decision to ensure that the flat roof of the extension hereby approved is not used as a terrace.

The proposal would retain a large garden. The aboticultural report has been assessed by the council's tree and landscaping officer. The report demonstrates that the proposal will not cause harm to mature trees and therefore meets the requirements of policies A2 and A3

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, A2, A3, A4, D1, and D2 of the Camden Local Plan. The proposed development also accord with the London Plan 2016 and the NPPF 2018.

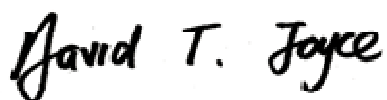
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Director of Regeneration and Planning