

Application ref: 2018/3610/P
Contact: Sofie Fieldsend
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Date: 23 October 2018

Development Management
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Boyer
2nd Floor
24 Southwark Bridge Road
London SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1 Princess Court
74 Compayne Gardens
London
NW6 3RX**

Proposal:

Erection of front extensions to flat at 4th floor.

Drawing Nos: LP-01 Rev. 01, EX-01 Rev.01, EX-02 Rev.01, EX-03 Rev.01, EX-04 Rev.01, EX-05 Rev.01, PA-01 Rev.01, PA-02 Rev.01, pa-03 Rev.01, PA-04 Rev.01 and PA-05 Rev.01.

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:

LP-01 Rev. 01, EX-01 Rev.01, EX-02 Rev.01, EX-03 Rev.01, EX-04 Rev.01, EX-05 Rev.01, PA-01 Rev.01, PA-02 Rev.01, pa-03 Rev.01, PA-04 Rev.01 and PA-05 Rev.01.

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.

- 4 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal is for two front extensions with a set of aluminium framed sliding doors on each element at fourth floor level that will occupy part of the existing terraces. It is noted that there is an existing external boiler room and the proposed extensions will project 1.4m forward in line with this structure. The extension would be set down from the main roof and sloped which makes it appear as a subordinate addition. The proposed fenestration is considered to be an improvement on the existing elevation which had a poor relationship with the fenestration below. On site it was noted that the rear elevations of this floor have been finished in a cement render and the proposal will finish the extension in brick to match the main building, it is considered that this material would enhance the character and appearance of the host property. A brick sample has been secured by condition to ensure that it match the existing as closely as possible. Modern aluminium doors would distinguish it as a later addition and replace the existing Upvc fenestration which is welcomed.

Sufficient outside amenity space would be retained by the development. It is considered that due to the height of the building and the set back from the front elevation that public views would be angled and limited. The proposal in terms of its siting, scale, materials and design would preserve the character and appearance of the host property and the wider conservation area.

This detached building is significantly set away from neighbouring properties

and on the side closest to No.72 there is an existing boiler room and the extension will not project further than this structure. Due to its siting and small scale, the development is not considered to cause harm to neighbouring properties in terms of loss of light, overlooking or privacy issues and it is not considered to create a sense of enclosure.

Highways officers have confirmed that no CMP or highways contribution would be required for this development given its small scale.

No comments were received during the consultation period. The CAAC raised no objection. The planning history of the site has been 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 of the Planning (Listed Buildings and Conservation Area) 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

David T. Joyce

David Joyce
Director of Regeneration and Planning