

Application ref: 2018/3546/P
Contact: Gideon Whittingham
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Date: 7 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Nicholas Lee Architects Ltd.
34A Rossllyn Hill
Hampstead
London
NW3 1NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**69 St Augustine's Road
London
NW1 9RR**

Proposal:

Erection of single storey rear extension with terrace above and side extension both at lower ground floor level.

Drawing Nos: 1268 - 69 St. Augustines Road-01-OS; 1268 - 69 St. Augustines Road-01-EP; 1268 - 69 St. Augustines Road-01-EE; 1268 - 69 St. Augustines Road-02-EE; 1268 - 69 St. Augustines Road-03-EE; 1268 - 69 St. Augustines Road-02-EP; 1268 - 69 St. Augustines Road-01-ES; 1268 - 69 St. Augustines Road-01-AP; 1268 - 69 St. Augustines Road-01-AE; 1268 - 69 St. Augustines Road-02-AP; 1268 - 69 St. Augustines Road-02-AE; 1268 - 69 St. Augustines Road-03-AE; 1268 - 69 St. Augustines Road-01-AS.

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 [1268 - 69 St. Augustines Road-01-OS; 1268 - 69 St. Augustines Road-01-EP; 1268 - 69 St. Augustines Road-01-EE; 1268 - 69 St. Augustines Road-02-EE; 1268 - 69 St. Augustines Road-03-EE; 1268 - 69 St. Augustines Road-02-EP; 1268 - 69 St. Augustines Road-01-ES; 1268 - 69 St. Augustines Road-01-AP; 1268 - 69 St. Augustines Road-01-AE; 1268 - 69 St. Augustines Road-02-AP; 1268 - 69 St. Augustines Road-02-AE; 1268 - 69 St. Augustines Road-03-AE; 1268 - 69 St. Augustines Road-01-AS.]

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.

At the rear the extension would project the full width of the plot, approximately 1.5m wider than the existing. The proposed rear elevation would combine a large expanse of glazing with more substantial masonry to the side and would be sympathetic to the rear elevation of the host building. Although the policy preference is for rear extensions to be no wider than the existing building due to the distance from the street, the proposed height of the building to the parapet line and the relatively narrow side gap it is considered that the additional width of the extension would not be evident from the street and would not upset the

apparent rhythm of rear extensions. In addition, the balustrade to the roof terrace has been moved in from the boundary so that its additional height is not seen in views from the street.

The enlargement of the rear garden level extension is not considered to harm the amenity of neighbouring residents as it would be relatively modest and would not project significantly further than the consented extrusion at 71. The roof terrace, by virtue of its position set away from No. 71 would not afford detrimental overlooking into neighbouring habitable rooms.

The scope and nature of the proposal would be such that no trees would not be disturbed, removed or altered as a result.

One objections has been received and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

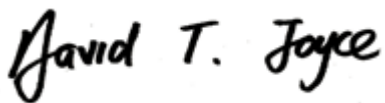
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A3, D1 and D2. The proposed development also accords with the London Plan.

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