

Application ref: 2018/4480/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 12 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Finkernagel Ross
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

17 Boscastle Road
London
NW5 1EE

Proposal:

Replacement of existing single storey rear extension with full width extension. Second floor extension to rear closet wing. Installation of 4 x rooflights to main roof.

Drawing Nos: 17BOS - 000 rev P1, 17BOS - 001 rev P1, 17BOS - 002 rev P1, 17BOS - 003 rev P1, 17BOS - 004 rev P1, 17BOS - 005 rev P1, 17BOS - 006 rev P1, 17BOS - 007 rev P1, 17BOS - 008 rev P1, 17BOS-100 rev P1, 17BOS-101 rev P1, 17BOS-102 rev P1, 17BOS-103 rev P1, 17BOS-201 rev P1, 17BOS-300 rev P1, 17BOS-200 rev P1, 17BOS-301 rev P1, 17BOS-302 rev P1, and Design & Access Statement ref 17BOS rev. A.

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 policies 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: 17BOS - 000 rev P1, 17BOS - 001 rev P1, 17BOS - 002 rev P1, 17BOS - 003 rev P1, 17BOS - 004 rev P1, 17BOS - 005 rev P1, 17BOS - 006 rev P1, 17BOS - 007 rev P1, 17BOS - 008 rev P1, 17BOS-100 rev P1, 17BOS-101 rev P1, 17BOS-102 rev P1, 17BOS-103 rev P1, 17BOS-201 rev P1, 17BOS-300 rev P1, 17BOS-200 rev P1, 17BOS-301 rev P1, 17BOS-302 rev P1, and Design & Access Statement ref 17BOS rev. A.

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

Informative(s):

- 1 The proposed 2nd floor closet wing extension would match the size, design and materials of the floor below and would sit half a storey below the eaves with new timber sash window to match the existing fenestration. Although Camden Design Guidance (CPG1) advises that rear extensions should retain at least one whole storey below the roof eaves in order to remain subordinate to the host building, the proposed extension is considered acceptable in this instance as it would return the lost symmetry between the application building and its adjoining semi-detached neighbour. The rear closet wing extensions along this side of Boscastle Road tend to be fairly symmetrical between each pair in terms of their design, height and massing. Reintroducing this symmetry to no.17 and its neighbour no.15 is considered to enhance the character and appearance of the buildings and wider conservation area.

The existing infill extension is not an original feature and is not considered to be of such high quality design or materials as to warrant its retention. The proposed replacement extension would be constructed of matching brickwork with a pitched roof finished in metal cladding and would project forward from the existing closet wing rear elevation by 75cm. The extension would measure 3.5m high where it joined the existing closet wing, and would not exceed the height of the existing raised boundary wall shared with no. 15. The extension would be a sympathetic and complementary addition to the host building and would remain subordinate in size and massing. The new metal glazed doors and frameless window would be contemporary in style but sympathetic to the original building.

Permission was previously granted for a similar extension on 14/09/2018 (reference 2018/2408/P) which sat flush with the rear closet wing, but otherwise was of the same design as the current proposals. The increase in depth is considered to be a minor alteration which would not harm the appearance of the building or the neighbouring building, no.15. The proposed

extension would project further than the infill extension at no.15; however, considering the symmetry between the two infill extensions would be lost if the extant planning permission were constructed, and the reintroduction of symmetry at a higher level by way of the second floor extension, the proposals are considered acceptable in this instance.

The proposed rooflight to the side roofslope would measure 1.2m long x 0.8m wide and would be fitted flush with the roofslope, as would the three new rooflights to the top of the roof. The rooflights would not be visible from the public realm and would preserve the character and appearance of the building and this part of the conservation area.

The rear extension would not exceed the height of the existing extension and as such would not harm neighbouring amenity in terms of outlook, daylight or privacy. When viewed from no.19, the side elevation of the closet wing extension would increase from approximately 7.3m high to 9.1m. Given the existing distance of 6m between the existing closet wing and the side-facing windows to the closet wing of no.19, it is not considered that the proposed extension would result in significant harm to the outlook or daylight of no.19 as to warrant refusal of the application.

No objections have been received prior to the determination of this application. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

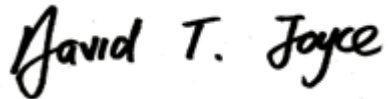
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning