

Application ref: 2018/4638/P
Contact: Sofie Fieldsend
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Date: 20 November 2018

Development Management
Regeneration and Planning
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Pedder & Scampton Architects
United House, North Road
London
N7 9DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Spencer Rise
London
NW5 1AP

Proposal:
Erection of single storey rear/side extension. Rear fenestration alterations
Drawing Nos: 194 PL01B, 194PL02B and 194PL03E.

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:

194 PL01B, 194PL02B and 194PL03E.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a rear/side infill extension at lower ground floor, it will match the rear building line of the existing rear outrigger on the host property and project 0.4m further than the neighbour's at No.12 Spencer Rise. The rear extension would be a subordinate addition to the host property. Similar infill extensions are present at the adjoining neighbours at No. 10,12, 16 and 20 Spencer Rise. The extension will be clad in timber with a set of Aluminium doors on the rear elevation. The extension would be screened from the street behind the existing dwelling and would not be visible in any public view/streetscene. Revisions were received to ensure the proposed rooflights were flush on the roofslope. The modern design and materials would allow the development to be read as a later addition to the building and given its location at lower ground it is not considered to detract from the character and appearance of the host property, terrace or wider conservation area. Sufficient outdoor amenity space will be retained.

Given the siting and scale of the extension, it will only project 0.4m beyond No.12's rear building line and with a max. height of 3.1m which decreases down to 2.7m high it will be partially concealed by this neighbouring building it is considered not to have a material impact on any neighbour's amenity in terms of loss of light, privacy, outlook or create a sense of enclosure.

On the rear elevation at ground floor, a window will be replaced with a larger window. Given its revised siting, design and scale it is not considered to cause harm to the character and appearance of the host property or the neighbouring properties amenity.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. The Council's conservation officer has raised no objection. 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 Camden Local Plan 2017. The proposed development also

accords with the London Plan 2016 and the National Planning Policy Framework 2018.

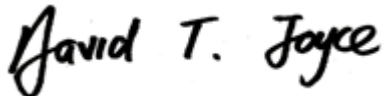
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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