

Application ref: 2018/5118/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 29 November 2018

Development Management
Regeneration and Planning
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Transformation
Flat B
45 Lancaster Grove
London
NW3 4HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**54 Pilgrim's Lane
London
NW3 1SN**

Proposal:

Replacement of two storey side extension with single storey side extension, and alterations to ground and first floor doors and windows on rear elevation
Drawing Nos: 2049/13, 2049/201, 2049/O.S, 2049/300, 2049/03, 2049/04, 2049/10, 2049/001, 2049/11, 2049/DanA, 2049/12

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- 2049/13, 2049/201, 2049/O.S, 2049/300, 2049/03, 2049/04, 2049/10, 2049/001, 2049/11, 2049/DanA, 2049/12.

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-

The replacement of the existing wooden sliding doors to the ground floor rear elevation with a glazed timber door is more sympathetic to the original building. The replacement of the second storey window at the rear with a timber framed window is welcomed as the new window would be more sympathetic to the building than the existing window.

The replacement of the non-original two storey side extension with a single storey extension is welcomed as it will reduce its prominence and increase views through the gap between buildings, as encouraged by Camden's Planning Guidance on design (CPG1). The roof of the side extension will be part glazed. The alterations to the boundary wall, with new coping stone to match existing, are acceptable.

The various alterations will enhanced the character and appearance of the building and conservation area. 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.

One objection was received prior to making this decision. This and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

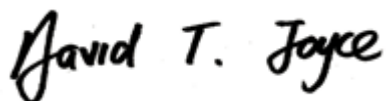
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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