

Application ref: 2018/3518/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 10 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cubit Consulting  
19 Hayward's Place  
London  
EC1R 0EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**33 Compayne Gardens**  
**London**  
**NW6 3DD**

Proposal:

Lateral extension of the raised ground floor rear extension and alterations to the facade/fenestration to the rear and side elevations.

Drawing Nos: 001 REVA, 002, 003 REVA, 004 REVA, 005REVC, 006 REVA, 007, 008 REVA, 009 REVA, 0010REVA, Design and Access Statement commissioned by Cubit Consulting dated November 2018.

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 001 REVA, 002, 003 REVA, 004 REVA, 005REVC, 006 REVA, 007, 008 REVA, 009 REVA, 0010REVA, Design and Access Statement commissioned by Cubit Consulting dated November 2018.

Reason:

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

- 4 The proposed new windows to the flank (east) elevation as shown on the approved drawings, should be designed with opaque/obscured glazing and shall be non-openable. The proposed windows shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought for the increased in depth of the existing upper ground floor rear extension and alterations to the existing fenestration/façade treatment to rear/side elevations. The depth of the proposed extension would be increased by 1.5m (a reduction of 500mm following officer's comments). The proposed extension would measure 8.1m in depth, between 5.2m to 6.7m in width and 3.0m in height and would be extended along the boundary with Flat 1, 33 Compayne Gardens and and 31 Compayne Gardens. The proposal would be compliant to SPG guidance being a full storey below the roof eaves. As such, the proposal is considered acceptable in this instance.

The rear addition would be appropriately setback from the lower-ground floor addition by 1.5m and would provide 9sqm of ancillary residential floor space. There is limited uniformity in regards to the bulk and scale of the rear additions on the south side of Compayne Gardens, the semi-detached properties along this side of the street consist of a mixture of part single/double storey rear additions with various depth. This includes the neighbouring properties that consist of part single/double storey rear extension and no. 31, which has a two-storey rear extension. The increased in depth of the upper-ground floor extension would not be visual dominant given its settings. Thus, it is not considered that the proposal would be visual harmful to the neighbouring building and wider conservation area.

The proposed single storey extension would be built with facing brickwork and

would be laid in stretcher bond to match the existing façade treatment. The existing UPVC casement windows to the rear elevation would be replaced with new timber casement windows with glazing bars and brick arch lintels. It is proposed to install two new timber framed windows to flank elevation at lower and upper ground floor levels. The existing UPVC downpipe would also be replaced with traditional black cast iron gutter and hopper. Which would further enhance the appearance of the host building and the roof would be constructed with asphalt to match the existing. The design of the extension would offer uniformity with the existing façade and fenestration treatment to the rear elevation and the massing of the upper-ground floor addition would not detract from the neighbouring properties when viewed in context with the overall developments in close proximity to the host building.

The proposed extension would have limited impact with the loss of daylight/sunlight and would not contribute to a sense of enclosure with flat 1 33 Compayne Gardens. This is due to the existing conservatory located at lower-ground that is currently setback within the building line with host building and it is not anticipated that the proposal would have an impact that would be detrimental given its design and settings. Furthermore, there is no new window being proposed to the west elevation. As such, the proposal would not exacerbate levels of overlooking nor with the proposal contribute to a loss of privacy with the neighbouring property.

In regards to no. 31 Compayne Gardens the upper-ground floor extension is partially shielded by a high boundary wall along the east elevation and the two storey rear extension consist of windows to the east, west and south elevations. As such, it is not anticipated that the proposal would have a material impact with the neighbouring amenity with regards to the loss of daylight/sunlight. The new windows proposed to the east flank elevation would be installed with opaque/obscured glazing. Furthermore, a condition would be attached for the windows to the side elevation to be non-openable and obscured glazed, this would mitigate the potential impact in regards to the loss of privacy or increase levels of overlooking. Thus, the proposal would accord with policy A1 of the Local Plan 2017.

- 2 No response was received before making this decision. The sites planning history were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, the National Planning Policy Framework 2018.

- 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).
- 4 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

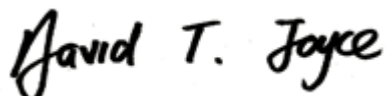
be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning