

Application ref: 2018/5116/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 13 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
www.camden.gov.uk/planning

CH+MRP Architects
41-42 Foley Street
London
W1W 7TS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9 Primrose Gardens
London
NW3 4UJ**

Proposal:

Erection of rear extension at lower ground floor level and replacement front/rear windows

Drawing Nos: 377_00_100 Rev.C; 377_00_101 Rev.C; 377_20_200 Rev.D;
377_20_201 Rev.D; 377_20_202 Rev.F; 377_20_203 Rev.E; 377_20_210 Rev.D;
377_20_211 Rev.E and 377_31_600 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:

377_00_100 Rev.C; 377_00_101 Rev.C; 377_20_200 Rev.D; 377_20_201 Rev.D; 377_20_202 Rev.F; 377_20_203 Rev.E; 377_20_210 Rev.D; 377_20_211 Rev.E and 377_31_600 Rev.A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension at lower ground floor would have a maximum depth of 0.7m on the side neighbouring No.7 and a depth of 0.2m on the side neighbouring No.11 with a height of 2.8m and a width of 5.8m. It would be constructed of white glazed brick with a set of PPC aluminium sliding doors. The design of the extension allows it to be read as a separate element to the upper ground floor bay window and the materials distinguish it as a modern addition. The extension would appear as a subordinate addition and retain sufficient garden space. Given its siting to the rear at a low level with limited views it is considered to be an acceptable alteration in terms of its scale, siting, materials and detailed design.

The proposal will replace single glazed timber sash windows on the front and rear elevations with double glazed timber sash windows. The replacement windows would match the siting, scale and detailed design of the existing windows.

The proposed rear extension and replacement windows are considered not to alter the character or appearance of the building or detract from the wider Conservation Area, and would be acceptable.

Given the modest scale, depth and height of the rear extension it is not considered to cause harm to either of the neighbouring properties. As the replacement windows will match the siting and scale of the existing windows and as the replacement rear door will have the same outlook as the windows that it will replace. The proposal raises no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Belsize CAAC 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 London Plan 2016, and the National Planning Policy Framework 2018.

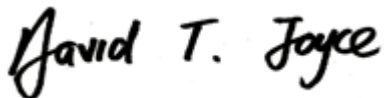
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning