

Application ref: 2018/4495/P
Contact: Obote Hope
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Date: 17 December 2018

Development Management
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Hayhurst and Co
Hayhurst and Co
26 Fournier Street
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E1 6QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Harley Road
London
NW3 3BN

Proposal:
Extension of existing arched window to the flank wall of the main house and erection of a side extension at first floor level.

Drawing Nos: 214 A001, 214 A002, 214 A003, 214 A004, 214 A005, 214 A020, 214 A021, 214 A022, 214 A023, 214 A101, 214 A102, 214 A201, 214 A220, 214 A221, 214 A222 and 214 DAS2 01.

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 214 A001, 214 A002, 214 A003, 214 A004, 214 A005, 214 A020, 214 A021, 214 A022, 214 A023, 214 A101, 214 A102, 214 A201, 214 A220, 214 A221, 214 A222 and 214 DAS2 01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey side extension over the existing two-storey addition and the enlargement of the existing arch window to the flank elevation. The proposal also includes the installation of associated balustrade and planters.

A first floor side extension was granted permission on appeal in 2017 (APP/X5210/D/17/3192469). In reaching their decision, the Planning Inspector felt that the proposed extension would have less impact on street views than the development which formed the subject of the approved Certificate of Lawfulness (2017/6911/P) which consisted of screening set further forward than the proposed extension.

The side extension proposed by this application increases the footprint by "squaring off" the angled profile of the front elevation. The extension would be constructed using predominantly structural glazing with planter wall along the flank elevation with no.26 Harley Road, single ply membrane roof and vertical glazing behind timber louvres to the rear. The material palette remains the same as that previously allowed at appeal and is considered to be acceptable.

Given that the side extension would remain well set back, there would be limited additional visual impact compared with the previously allowed scheme. The enlarged side extension is therefore not considered to result in harm to the character and appearance of the Elsworthy Conservation Area.

The existing window to the flank elevation would be enlarged replicating the existing with regards to material, style and finish. It is considered to be a sensitive alteration that would not bring about harm to the host property or conservation area.

Due to the nature of the proposed works, they would not impact neighbouring amenity by way of a loss of outlook, daylight or privacy. There are no flank windows at the side of number 26 Harley Road therefore the extension and

proposed terrace would not have any adverse impact on the amenity of occupiers of the neighbouring building. Due to the positioning of the extension there would be no impact on number 22.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were 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 (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 March 2016, and the National Planning Policy Framework 2018.

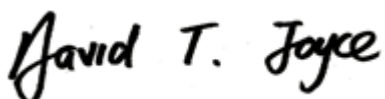
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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