

Application ref: 2018/4189/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 20 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Crystal E A
Unit 107-108 Kingspark Centre
152-178 Kingston Road
Kingston
London
KT3 3ST

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
5 Rhyl Street
London. NW5 3HB.

Proposal: Single storey rear extension to lower ground floor flat.
Drawing Nos: Site Location Plan CEA18/RS001, CEA18/RS002, CEA18/RS003,
CEA18/RS004, CEA18/RS005, CEA18/RS006.

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 Site Location Plan CEA18/RS001, CEA18/RS002, CEA18/RS003, CEA18/RS004, CEA18/RS005, CEA18/RS006.

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 application site is a lower ground floor flat, within a 3 storey house which has previously been converted into 2 x separate residential units (REF: TP/4829/6008/B, 05/05/1964). The proposal in question relates solely to the rear of the property. The topography of the site slopes down towards the rear. The property benefits from a substantial rear garden.

The property is not listed, but is adjacent to a Grade II listed building to its western boundary, namely; Rhyl Primary School and Nursery. The application site is within the West Kentish Town Conservation Area.

Neighbouring the property on the Eastern side are two similar Victorian properties in a short terrace (the Conservation Area Statement confirms part of the original terrace along this side of the street was demolished to build the school c.1900). Opposite No.5 Rhyl Street to the front (North) are a group of residential housing blocks.

With the exception of the school, other residential properties back on to the rear garden. There is a very high brick wall to the school side (West) and also to the rear (South). There is an existing wooden fence separating the garden with its neighbour, No.3, to the East.

The property features an existing rear two storey closet wing with pitched roof, with a small single storey projection with flat roof. These extend to a combined depth of approximately 4.7m from the main house. The proposal involves construction of a single storey extension to the existing closet wing to provide a further 4.8m. The proposed extension would be the same height as the existing single storey projection, 2.8m.

Although the proposed addition would have a large footprint, it is considered to be acceptable in this location given the sheltered position provided by the high walls to the West and South. Furthermore, similarly deep rear extensions can be seen to the rear of nos.33 - 43 on the other side of Rhyl Primary School. As such, the proposed extension is not considered to be out of character in this part of the conservation area. Additionally, due to the proposed flat roof; the extension would not protrude more than 0.3m above the existing fence to the East.

As the property benefits from a substantial existing garden, an extension of the scale proposed will leave an acceptable amount of outdoor amenity space for current and future occupiers to enjoy.

A single roof light is proposed within the new flat roof. The proposed closet wing shall also include a new access doorway to the garden facing west, and a further access doorway comprising bi-folding timber framed doors to the South. All new fenestration shall be timber framed and painted white to match the existing arrangement.

The proposal is considered to preserve the character and appearance of the host 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with the West Kentish Town conservation area statement and policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for

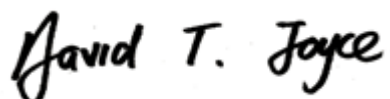
more advice.

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