

Application ref: 2018/5121/P
Contact: Patrick Marfleet
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Date: 27 December 2018

Development Management
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Cousins and Cousins
Linton House
39-51 Highgate Road
London
NW5 1RT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**14 Evangelist Road
London
NW5 1UB**

Proposal: Variation of conditions 3 (approved plans) of permission 2016/7106/P dated 02/03/2017 (External alterations including replacement and enlargement of existing single storey side/rear infill extension with associated roof terrace at first floor level) namely the removal of the first floor terrace area to the side, minor increase in height of the approved side/rear extension and alterations to fenestration.

Drawing Nos:

Superseded: P_100 P1, P_200 P1, P_101 P1, P_300 P1, P_202 P1, P_000 P1, P_010 P1.

Plans for approval: P_000 P2, P_010 P2, P_100 P2, P_101 P2, P_200 P2, P_200 A P2, P_201 P2, P_201 A P2, P_202 P2, P_300 P2

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 the original permission reference 2016/7106/P

dated 02/03/2017.

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 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: P_000 P2, P_010 P2, P_100 P2, P_101 P2, P_200 P2, P_200 A P2, P_201 P2, P_201 A P2, P_202 P2, P_300 P2.

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

Informative(s):

- 1 The proposed amendments seek to alter the building line of the ground floor extension's rear elevation, increase the height of the ground floor extension along the party wall with No.12 by 0.4m and remove the approved first floor terrace area with associated alterations to the side and rear fenestration at first floor level.

The proposed alteration to the rear extension footprint would not significantly alter the overall size and scale of the proposed and would retain a stepped arrangement between the rear and side elements to ensure the original plan form of the building can continue to be read. Furthermore, the continuation of the approved parapet height to the boundary with No.12 is considered to represent a minor alteration that would not add significant height or bulk to the building. Similarly, the alterations to the side and rear fenestration at ground and first floor levels, and removal of the terrace, would better preserve the original character of the building and are considered acceptable.

Therefore, the overall size, scale and design of the proposal would not have a significant impact on the appearance of the approved development and the character of the surrounding area.

The proposed alterations would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under permission 2016/7106/P dated 02/03/2017. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections were received following statutory consultation. The site's

planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan 2016, policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework

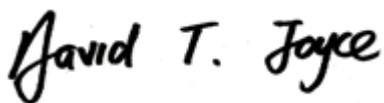
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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