

Application ref: 2018/5678/P
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Mulroy Architects LTD
8 Deane House Studios
27 Greenwood Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

56 Shirlock Road
London
NW3 2HS

Proposal: Reconstruction of ground floor rear extension with additional corner infill. New sliding doors to rear second floor, reconstruction of conservatory to third floor, replacement of existing windows, two rooflights to main roof slope, replacement of fence on top of garden wall.

Drawing Nos: Site Location Plan 3-001, Block Plan 3-002; Existing: 3-009, 3-010, 3-011, 3-012, 3-013, 3-014, 3-020, 3-030, 3-031, 3-032; Proposed: 3-109, 3-110, 3-111, 3-112, 3-113, 3-114, 3-120, 3-130, 3-131, 3-132, 3-009

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Location Plan 3-001, Block Plan 3-002; Existing: 3-009, 3-010, 3-011, 3-012, 3-013, 3-014, 3-020, 3-030, 3-031, 3-032; Proposed: 3-109, 3-110, 3-111, 3-112, 3-113, 3-114, 3-120, 3-130, 3-131, 3-

132, 3-009]

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

- 3 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.

Informative(s):

- 1 Reason for granting permission-

The site is comprised of a three storey, terraced property, the site is located in the Mansfield Conservation area, and is adjacent to the Grade II* Listed, All Hallow's Church. The rear of the building has been altered significantly, including the raising of eaves level to accommodate windows, extensions at ground, first and second floor and a third-floor conservatory extension. The extensions are staggered in depth.

The proposal involves the reconstruction of ground floor rear extension with an additional corner infill, new sliding doors to rear second floor, the reconstruction of conservatory to third floor and replacement of existing single glazed windows with double glazed and two rooflights to rear roof slope. The garden fence located on top of the boundary wall would be replaced to the same height as existing.

The proposals would not add significant additional massing to the property. The reconstruction of the ground floor rear extension with crittal style windows, doors and rooflight would provide a lightweight appearance. The additional corner infill represents a modest increase on the depth of the extension and would not harm the appearance of the building. The new sliding doors to the rear second floor would align with the new conservatory doors above. The conservatory would be rebuilt with aluminium sliding door and glass roof which would improve the appearance of the existing. The two small windows below eaves level would be replaced with a single double glazed timber sash window that would match the size of the windows below. The two new rooflights to the rear are of a modest size and would be a relatively discrete addition.

The blocking up of the side ground floor windows with brick to match existing is acceptable. The replacement of the three existing windows on this elevation with double glazed opaque and the small opaque rooflight is acceptable in design terms. Overall the modifications on the side elevation are discrete and will not harm the appearance of the building or harm the adjacent listed building.

The proposals would not impact neighbouring properties amenity in terms of loss of light, added sense of enclosure or overlooking. This is due to proposal

mainly involving the reconstruction of existing rear elements, the overall massing at the rear would remain similar to the existing situation.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision. 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.

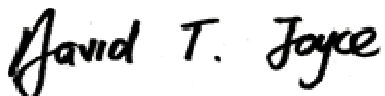
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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