

Application ref: 2018/5129/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 15 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

RKA  
The Cottage  
116 Elms Lane  
London  
HA0 2NP  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 9, 16 Mortimer Crescent**  
**London**  
**NW6 5NP**

Proposal: Erection of single storey side/rear extension; installation 2 x windows on ground floor side elevation.

Drawing Nos: 1311-05\_REVA\_A (Location Plan), Existing: 1311-01\_REV\_A, 1311-02\_REV\_A, Proposed: 1311-03\_REV\_C, 1311-04\_REV\_C,

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 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 [1311-05\_REVA\_A (Location Plan), Existing: 1311-01\_REV\_A, 1311-02\_REV\_A, Proposed: 1311-03\_REV\_C, 1311-04\_REV\_C]

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

Informative(s):

- 1 Reason for granting permission-

The site comprises of a four-storey building containing sixteen residential units, with the application relating to the ground floor flat. The building is of modern design and is located on a street with mixed development styles and ages, the site is not located within a conservation area.

The proposed single storey rear extension at ground floor level is considered acceptable due to its size, location, design and material finish. The extension would be inset from the existing half-width ground floor extension, which would reduce the appearance of bulk and provide differentiation between the two masses. The extension would match the height of the existing half-width extension and would be clearly subordinate to, and commensurate with, the host building. Given the siting of the extension to the rear of the property it would not be immediately visible in public views.

The installation of two windows to the ground floor side elevation (north-west) is considered to be acceptable. The position of the windows at lower ground floor would mean that they would not be visible from the street. The windows are in alignment and equally spaced to avoid a cluttered appearance on this elevation.

Due to the extension's location, depth and height, there would not be a significant amenity impact to neighbouring occupiers in terms of loss of light, overlooking or added sense of enclosure.

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 and D1 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).

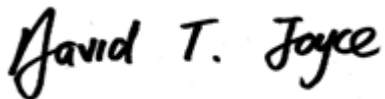
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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