

Application ref: 2018/6000/P
Contact: Sofie Fieldsend
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Date: 21 January 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

15 Rochester Road
London
NW1 9JH

Proposal:

Insertion of bay window at upper ground floor to side elevation of rear wing. Rear fenestration alterations.

Drawing Nos: 822.1 Rev.A; 822.2 Rev.A; 822.4 Rev.A; 822.5; 822.6 Rev.A; 822.7; 822.9 Rev.F; 822.10 Rev.E; 822.11 Rev.C; 822.14 Rev.A; 822.15; 822.19 Rev.A; 822.21 Rev.A and 822.33.

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 policies 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:

822.1 Rev.A; 822.2 Rev.A; 822.4 Rev.A; 822.5; 822.6 Rev.A; 822.7; 822.9 Rev.F; 822.10 Rev.E; 822.11 Rev.C; 822.14 Rev.A; 822.15; 822.19 Rev.A; 822.21 Rev.A and 822.33.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is to replace the two existing side single glazed aluminium windows in the rear outrigger facing onto No. 14 Rochester Road with a small scale timber double glazed bay window at upper ground floor and a set of timber patio doors at lower ground floor. Two timber windows will be inserted on the rear elevation of the outrigger, one at upper ground floor beside the existing door and the other at lower ground floor.

The proposed works are considered to be minor alterations which use traditional materials, the Council's conservation officer raised no objection to the scheme. It is considered that the development would not cause harm to the character and appearance of the host property, street scene or wider conservation area. The alterations to the fenestration of the rear outrigger would be acceptable in terms of their siting, materials, detailed design and scale.

The proposal will use existing openings on the side elevation and although the bay will move closer to the boundary due to the minor depth of the bay window it is considered to have a similar impact as the existing and it would not cause harm to the amenity of No.14 in terms of overlooking or a loss of privacy. The new rear windows are confined to the lower levels and are not considered to create any adverse amenity issues to any of the neighbouring properties in terms of overlooking, loss of privacy light or a sense of enclosure.

No objections were received in relation to the proposal. Rochester CAAC raised no objection. The site's planning history was taken into account in 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 Planning (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 2016 and the National Planning Policy Framework 2018.

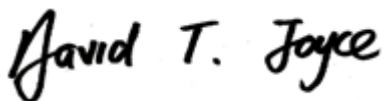
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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