

Application ref: 2018/1377/P
Contact: Sofie Fieldsend
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Date: 4 March 2019

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Mr Sam Royle
29 St Alban's Road
London
NW51RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 St Alban's Road
London
NW5 1RG

Proposal: Rear infill extension and aluminium framed glazing to the rear elevation (following demolition of the existing rear conservatory), alterations to the rear patio and internal floor level, alterations to existing rear dormer, alterations to doors and windows on the side elevations and boundary treatment to single dwellinghouse (Class C3) [part-retrospective].

Drawing Nos: EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; PR-A1.01; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; location plan; Basement Impact Assessment R2 by Fairhurst dated January 2019; Basement Impact Assessment Audit rev.F1 by Campbell Reith dated November 2018 and Basement Impact Assessment Audit rev.F1 by Campbell Reith dated January 2019.

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:

EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; PR-A1.01; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; location plan; Basement Impact Assessment R2 by Fairhurst dated January 2019; Basement Impact Assessment Audit rev.F1 by Campbell Reith dated November 2018 and Basement Impact Assessment Audit rev.F1 by Campbell Reith dated January 2019.

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

- 4 Full details of hard and soft landscaping and means of enclosure of all un-built, open areas are to be submitted prior to occupation of the extension and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1, D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development, or prior to the occupation of the approved extension, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a single storey rear infill ground floor extension following the demolition of the existing conservatory. The extension is modest in scale (2m deep by 3.6m wide) and the height will match the adjoining neighbour's extension. The rear patio will extend out 3.8m from the extension and stand at 0.45m high. It is considered that these elements will appear subordinate in scale in relation to the host property. The extension will be brick to match the existing with aluminium fenestration. The extension would be screened from any public view/streetscene. The modern fenestration would allow the extension to be read as a later addition to the building and is acceptable given its location at ground floor. Sufficient outdoor amenity space will be retained. It is considered that the detailed design, siting and scale of these elements is acceptable.

The floor level has been partially lowered by 0.5m and permission is sought retrospectively. A Basement Impact Assessment was received and determined to comply with the Basement CPG and policy A5 by the Council's independent auditors, Campbell Reith. The side fenestration alterations will be timber and are acceptable as they are minor and will provide a less cluttered appearance. The existing rear dormer will be replaced with a marginally larger dormer, it will increase modestly 0.5m in depth and 0.17m in height. It is considered that the proposed dormer fenestration is an improvement as it is more sympathetic to the host property character and its adjoining neighbour. As the replacement dormer is still considered to appear as a subordinate feature on the roofslope in this instance the minor increase is acceptable.

A brick front boundary wall with a max height of 0.9m is proposed to enclose the existing open site. The street is characterised by brick front boundary walls and it is therefore considered to enhance the character and appearance of the host property and the streetscene.

Overall the development is not considered to detract from the character and appearance of the host property, streetscene or wider conservation area.

The extension has a smaller footprint than existing and will match the height and depth of the adjoining neighbour at No.27, it is not considered to impact on this property's amenity. The terrace will be screened by an existing 2.4m high fence which is considered sufficient to prevent direct overlooking. The proposed fenestration alterations, front boundary and replacement dormer given their scale, siting and design are not considered to cause harm to the amenity of neighbouring properties in terms of loss of privacy, light or outlook to neighbouring residents.

Although the development has no impact on trees, the rear garden was completely cleared of vegetation during works and therefore conditions have been attached to ensure soft landscaping is reintroduced to the site.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 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, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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).

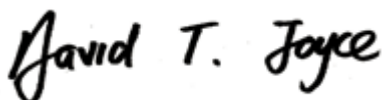
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 2019.

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