

Application ref: 2018/4452/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 20 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs Gaynor Daligan
63A St Augustine's Road
London
W1 9RR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
63 Flat A
St Augustine's Road
London
NW1 9RR

Proposal: Erection of single-storey lean to side extension

Drawing Nos: Location Plan, 1 Proposed Rear Elevation, 2 Proposed Rear Elevation, 3 Proposed Plan, Proposed Section and Elevation, 1 Existing Front Elevation, 2 Existing Rear Elevation, 3 Existing Plan

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 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan, 1 Proposed Rear Elevation, 2 Proposed Rear Elevation, 3 Proposed Plan, Proposed Section and Elevation, 1

Existing Front Elevation, 2 Existing Rear Elevation, 3 Existing Plan]

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

St Augustine's Road is lined with predominantly 3/4 storey Victorian Terraced houses. A large number of houses feature side returns which have been developed to become part of the internal accommodation. There have been a number of recent permission for side extensions similar to that hereby proposed on this road including at no. 69 ref. 2018/3546/P, no. 70 ref. 2016/5010/P and no. 6 ref. 2012/5466/P.

The extension would have a height of 2m at the top of the roof pitch which would fall down to 1.4m at the eaves/boundary. The proposal would not project beyond the rear elevation and would be well set back from the principal elevation. The proposal would not be significantly higher than the existing timber fence and would therefore not erode glimpse views into the rear garden. The design of the extensions would not have a detrimental impact on account of its siting and scale in relation to the host building. The extension would use a sliding sash window, slate roof and London stock Brick to match the existing. The detailed design would therefore compliment the host building and character of local area.

By virtue of the scale and position of the proposed extension, it would not have the potential to harm the amenity of neighbouring residents in terms of privacy, outlook, noise or daylight and sunlight.

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.

No objections were recieved prior to making this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan and 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer