

Application ref: 2018/5932/P
Contact: Obote Hope
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Date: 28 March 2019

Development Management
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Orb Property Planning
Flat 19, 1 Benwell Road,
Holloway
London
N7 7AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 St Crispin's Close
London
NW3 2QF

Proposal: Infilling of the existing porch with associated alteration and installation of two rooflights all to the front elevation.

Drawing Nos: SCC/FP/001A, SCC/FP/002A, SCC/FP/003A, SCC/FP/004A, H.M. Land Registry Ordnance Survey Plan (NGL 530358) and SCC/Block.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans SCC/FP/001A, SCC/FP/002A, SCC/FP/003A, SCC/FP/004A, H.M. Land Registry Ordnance Survey Plan (NGL 530358) and SCC/Block.

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

Informatives:

- 1 Reason for granting permission.

The proposed infill extension and associated changes to the façade/ fenestration treatment would be subordinate to the host building and would not disrupt the overall pattern of development within St Crispin Close. The proposed scheme would be of a similar design and appearance to the planning permission that was granted at no.33 (2017/3923/P) on 01/09/2017. Furthermore, the plans submitted indicate that the extension would not project further than the established building line.

The proposed front extension would measure approximately 1.0m in depth, 2.5m and between 2.8 to 3.2m in height and would be constructed using matching brickwork with timber-framed door and window. It is considered that the development to the front of the property in terms of its setting, scale and the materials used would not be harmful to the character and appearance of the host property or the wider area.

The installation of two roof lights to the front roof slope of the property would be modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

Given the above, the extension and alterations are considered to be acceptable in terms of its design, bulk, form and proportions that would have a neutral impact on the character and appearance of the host building and surrounding area.

Overall, the proposal would not be harmful given its scale and setting to the side elevation it is not anticipated that the infill addition would have an impact with loss of daylight/sunlight and there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of outlook and privacy.

No comment/objection was received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1 and D1 of the Camden Local Plan 2017; Policy DH1 of Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2016 and 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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer