

Application ref: 2019/1065/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 8 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

37 Shirlock Road
London
NW3 2HR

Proposal:

Enlargement of existing single storey rear extension, alterations and recladding.

Drawing Nos: Site Location Plan - 175_EX_000, Proposed Flank Elevation - 175_PA_202, Proposed First floor Plan_175_PA_002, Proposed rear elevation_175_PA_201, Proposed ground floor plan_175_PA_001 Existing rear elevation_175_EX_201, Existing flank elevation_175_EX_202, Existing ground floor plan 175_EX_002, 175_37 Shirlock rd_Design and Access statement

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 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 [Site Location Plan - 175_EX_000, Proposed Flank Elevation - 175_PA_202, Proposed First floor Plan_175_PA_002, Proposed rear elevation_175_PA_201, Proposed ground floor plan_175_PA_001 Existing rear elevation_175_EX_201, Existing flank elevation_175_EX_202, Existing ground floor plan 175_EX_002, 175_37 Shirlock rd_Design and Access statement]

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

Informative(s):

- 1 Reasons for granting permission.

The site is a three storey semi-detached house located within the Mansfield Conservation Area. The proposal involves upgrading the external fabric of the building and a modest increase in the depth of the single storey ground floor rear extension. The increased depth of the extension would still remain secondary to the host building and would not encroach on the existing sideway. The proposal seeks to improve the thermal insulation of the building through replacing a glazed roof panel with insulated solid material. The existing glazed door opening is to be infilled, one existing window would be removed and the flank wall would be cladded and insulated. The materials would be grey artificial slate and aluminium frames. These material are acceptable and would match the existing.

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. The increased depth of the rear extension would not have an adverse impact of neighbouring residential amenity.

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.

One objection was received prior to making this decision, which has been duly considered.

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 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer