

Application ref: 2018/5343/P
Contact: Elaine Quigley
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Date: 9 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Eva Chloe Vazaka
Studio 10, Delta House Studios
London
SW17 0BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Herbert Street
London
NW5 4HB

Proposal:
Erection of a single storey rear extension to existing single family dwelling (Class C3)

Drawing Nos: LP (site location plan); GFSE_rev01; GFP_rev01.

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 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: LP (site location plan); GFSE_rev01; GFP_rev01.

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

- 4 The flat roof of the development hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be full width and would be painted white render to match the existing ground and first floor of the rear elevation of the building with a flat roof finished in fibre glass. Due to its size, position and height the extension would be a sympathetic and complementary addition to the three storey host building and would remain subordinate in size and massing. The new powder coated aluminium doors and slot window would be contemporary in style but sympathetic to the original building.

The rear gardens of the neighbouring properties are modest in length. The neighbouring property at no. 43 already has a single storey rear extension of a similar depth and height and the proposal would not have an adverse impact on the amenity in terms of loss of privacy, daylight, sunlight or sense of enclosure. Although no. 47 does not have an extension to the rear there is a 1.8m boundary fence between the properties that already affects the daylight to this property at ground floor level. The first floor half landing window closest to the boundary with the application site appears to serve a staircase. The four roof lights on the roof of the extension would be screened by the parapet of the extension and would not be considered to result in light pollution. A condition would be attached to ensure that the roof of the single storey extension would not be used as a roof terrace as this could result in harmful overlooking to the neighbouring properties. Consequently the amenity of this property would not be harmfully affected by the proposal and is considered acceptable.

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

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also complies with policies in the London Plan March 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 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.

- 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.

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



Daniel Pope

Chief Planning Officer