

Application ref: 2018/5501/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 12 April 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

Loud Architecture and Interior Design
4 Tabley Road
London
N7 0NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**29 Savernake Road
London
NW3 2JT**

Proposal: Erection of single storey rear extension; installation of 2x front rooflights and replacement rooflight at first floor to dwelling house.

Drawing Nos: LA-115-020A; LA115-021A; LA115-090A; LA115-091A; LA115-092A;
LA115-093A; LA115-094A; LA115-100A; LA115-101A; LA115-102A LA115-103E;
LA115-300C ; LA115-301E.

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:

LA-115-020A; LA115-021A; LA115-090A; LA115-091A; LA115-092A; LA115-093A; LA115-094A; LA115-100A; LA115-101A; LA115-102A LA115-103E; LA115-300C ; LA115-301E.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single-storey rear extension at ground floor level is considered subordinate to the application dwelling house in terms of its scale and bulk. It would be at a depth of 1.5m from the rear elevation and would be at a height of 3.1m. The rear extension at ground floor level would be constructed from matching brickwork with a steel framed window. In association with the rear extension, the doors at rear elevation would be altered to steel framed. Overall, the extension and associated rear alterations are considered acceptable. It would have a limited impact upon the host building or wider conservation area due to its modest scale and location at the rear of the building.

On the front roof slope to the building 2x rooflights would be installed following the removal of the existing rooflight. The rooflights would be of conservation style and its design and quantity are considered appropriate and would not detract from the character of the street scene and the wider conservation area.

At first floor level, the existing 2x flat rooflights would be removed and replaced with 1x rooflight. This alteration is considered acceptable and would not harm the character of the building.

It is considered that the proposed rear extension would not adversely impact upon the amenity of neighbouring occupiers as the modest extension would be constructed along an existing rear projection of No. 31 Savernake Road. The other alterations to the building as a result of the proposal would not impact upon neighbouring amenity.

One objection was received on the proposal which was subsequently retracted following revisions to the proposal, prior to making this decision. The application site's history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).

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