

Application ref: 2019/1040/P  
Contact: Sofie Fieldsend  
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Date: 17 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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David Dakin Architects Limited  
Rusper House  
8 The Green  
COLLINGHAM  
NG23 7LQ  
UK

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**122 C Finchley Road**  
**London**  
**NW3 5HT**

Proposal: Erection of single storey rear extension at first floor and rear covered enclosure of external staircase

Drawing Nos: L(08)01, L(08)02 Rev.A and site location 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 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 policies 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: L(08)01, L(08)02 Rev.A and site location plan.

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

Informative(s):

- 1 Reasons for granting permission:

The building is an infill development and is well screened and not visible from the public realm. The proposed first floor extension is considered to be secondary to the host dwelling and appropriate in respect of scale, siting, materials and design. The extension would be constructed of brick and rendered to match the existing. Revisions were received replacing the originally proposed upvc fenestration with timber as upvc is not supported within the Borough. The materials and are considered appropriate. To the rear at ground floor the existing timber screen and enclosure will be replaced with a galvanised metal mesh and metal roof, given its siting at low level, screening from existing vegetation and the public realm it is not considered to detract from the character and appearance of the host property. The Council's Conservation Officer raised no objection. Overall the proposal is not considered to harm the character and appearance of the host property, streetscene or wider conservation area.

The 1st floor window proposed which faces onto the building to the East is acceptable in this instance as the neighbouring site is not in residential use. Given the scale and siting of the proposed development, it would not result in a loss of light or privacy to neighbouring residents, nor would the proposal harm the outlook enjoyed by neighbouring residents.

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

Special attention has been paid to the desirability of preserving or 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.

The proposed development is in general accordance with policies D1, D2, T2, A1 and A4 of the London Borough of Camden Local Plan 2017. 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.
- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

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