

Application ref: 2019/1038/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 18 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Trevor Brown Architect
Suite 315, Ashley House
235-239 High Road
London
N22 8HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
68 Caversham Road
London
NW5 2DS

Proposal:

Installation of replacement rear external metal staircase and enlarged balcony at upper ground floor level.

Drawing Nos: 134_0000; 134_0001; 134_0100; 134_1000; 134_1001; 134_1100;
Design and Access Statement (prepared by Trevor Brown Architect Ltd, dated 07/02/2019).

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 134_0000; 134_0001; 134_0100; 134_1000; 134_1001; 134_1100; Design and Access Statement (prepared by Trevor Brown Architect Ltd, dated 07/02/2019).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed metal balcony and external staircase would replace an existing balcony and external staircase which facilitate access from upper ground floor level into the rear garden of the lower and upper ground floor flat. Upper ground floor balconies and external staircases are characteristic of properties along this side of Caversham Road, and the existing balcony adjoins a balcony of the same depth at No. 70. Several of the balconies along this terrace have been increased in depth, including the existing 4.2m deep and 3.4m wide upper ground floor terrace above a rear extension at the adjacent neighbouring property No. 66A, which was granted planning permission in 2013.

The proposal would not be visible from the public realm and it is considered that it would remain subordinate to the host building and would not result in the alteration or removal of traditional architectural features of note. The development would respect the local context and would preserve the existing character and appearance of the Bartholomew Estate Conservation Area.

As the proposed balcony would be located adjacent to an existing upper ground floor balcony at the neighbouring property No. 70 Caversham Road, it is not considered that it would have a detrimental impact on the residential amenities of this property in terms of loss of daylight, sunlight or outlook. Although the proposal would have an increased depth when compared to the existing balcony, the closest upper ground floor neighbouring window at No. 70 is obscure glazed and serves a non-habitable room. As such, it is not considered that the proposal would result in a loss of privacy through overlooking into habitable rooms for the occupants of No. 70.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by

the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2016 and of 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).
- 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)

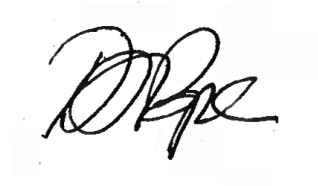
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 blue rectangular background.

Daniel Pope
Chief Planning Officer