

Application ref: 2018/4411/P
Contact: David Peres Da Costa
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Date: 14 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Atelier Baulier
68 Princess May Road
Hackney
LONDON N16 8DG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

81 St Augustine's Road
London
NW1 9RR

Proposal:

Erection of rear and side extension at lower ground floor level; external insulation with bricks to existing upper ground floor projecting wing; replacement of door with glazed elevation and window on rear elevation including additional window to side elevation at upper ground floor level; replacement of sash window with French doors at upper ground floor level including terrace and relocation of external stairs to southern boundary; replacement of conservatory with fully glazed extension with rooflight at 1st floor level; enlargement of existing dormer with hot water solar panel above and rooflight; all to rear elevation. Enlargement of dormer and relocation of rooflight to front elevation.

Drawing Nos: Site location plan; 17: 00B; 001; 002; 003; 004; 005; 006; 050; 051; 060; 101 Rev B; 102 Rev E; 103 Rev A; 104 Rev A; 105 Rev C; 106 Rev B; 201; 202 Rev F; 301 Rev F; Sketch #1

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; 17: 00B; 001; 002; 003; 004; 005; 006; 050; 051; 060; 101 Rev B; 102 Rev E; 103 Rev A; 104 Rev A; 105 Rev C; 106 Rev B; 201; 202 Rev F; 301 Rev F; Sketch #1

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

- 4 The use of the upper ground floor roof as a terrace shall not commence until the 1.5m high fence screen, as shown on the approved drawing (17 202 C & 17 102 B), has been constructed. The screen shall be permanently retained thereafter.

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.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of clay brick slips (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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).

- 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.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer