

Application ref: 2019/0993/P  
Contact: Alyce Keen  
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Date: 17 May 2019

**Development Management**  
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Mr Gavin Miller  
51 Vicars Road  
Flat B  
London  
NW54NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat A, 51 Vicar's Road**  
**London**  
**NW5 4NN**

Proposal: Variation of condition 2 (approved plans) of planning permission ref: 2017/0498/P dated 22/03/2017 (for the erection of single storey extension with green roof); namely amendment to brickwork details; garden doorway; recessed rooflight; south wall to be setback from the existing brick wall; green roof upstand marginally raised; roof profile change; external face of new brick wall sits flush with inner face of the existing brick garden wall; and external face of planter sits flush with external face of the existing brick garden wall (retrospective). Proposed roller shutter added for security.

Drawing Nos: 19000 Rev PL4; 19001 Rev PL4; 19010 Rev PL3; 19012 Rev PL3;  
19013 Rev PL5; 19020 Rev PL6; 19021 Rev PL5; 19022 Rev PL5.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2017/0498/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the

following approved plans [19000 Rev PL4; 19001 Rev PL4; 19010 Rev PL3; 19012 Rev PL3; 19013 Rev PL5; 19020 Rev PL6; 19021 Rev PL5; 19022 Rev PL5.]

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

- 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 Prior to the commencement of the relevant part of the works, notwithstanding the details shown on the plans, details of the roller shutter cover (including samples where necessary) shall be submitted to and approved in writing by the local planning authority.

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.

Informative(s):

- 1 Reason for granting permission-

The extension has been fully completed in accordance with these most recent plans submitted and therefore this minor material amendment application is retrospective except for the roller shutter on the west elevation.

The retrospective variations include brickwork details; garden doorway; recessed rooflight; south wall to be setback from the existing brick wall; green roof upstand marginally raised; roof profile change; external face of new brick wall sits flush with inner face of the existing brick garden wall; and external face of planter sits flush with external face of the existing brick garden wall of the single storey rear extension. A roller shutter is proposed on the west elevation windows of the extension for security purposes. The details of the shutter have been conditioned to ensure it will be in keeping with the materials and colour of the extension to ensure it does not appear dominant from the adjoining property. The variations are considered appropriate in design terms and would have limited visibility and impact to the streetscene therefore would maintain the character and appearance of the surrounding area.

The proposed variations would also not be considered to result in any detrimental impact upon the amenities of any adjoining occupier in terms of outlook, light, privacy or noise by virtue of the existing extension and existing openings.

No objections were received in relation to the proposed variation. The site's planning history was taken into account when coming to this decision.

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

- 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.

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