

Application ref: 2019/1610/P
Contact: Josh Lawlor
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Date: 7 June 2019

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Go To Professional Services
55 High Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**52 Lady Margaret Road
London
NW5 2NP**

Proposal: Erection of rear extension, and front porch, demolition of existing rear conservatory.

Drawing Nos: Location Plan, 003552MARG01, 003552MARG02

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 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 [Location Plan, 003552MARG01, 003552MARG02]

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

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.
- 3 Reasons for granting permission.

The application building is a two storey semi-detached property of simple design. The building is not located within a Conservation area, nor is the property a statutory listed building.

The proposed single storey rear extension at ground floor level would have the same dimensions as the exiting conservatory extension that would be replaced. The proposed extension is considered acceptable by virtue of its size, location, design and materials. The extension would be relatively modest, and constructed of matching materials to the host building. Rear extensions such as that proposed are a common feature on this road, and it would be in keeping with the scale of surrounding development. The use of glazing would provide a lightweight appearance. Given the above, the overall development would be subordinate to the host building.

The erection of a front porch would respect the existing character of the building and would have limited impact on the appearance of the property. It is noted that front porches are common feature in the surrounding area (though it is acknowledged that property is of a different style to most within the vicinity). The property has an existing canopy which the porch would seek to replace. By reason of the siting, scale and simple design of the porch it is considered to be acceptable and would not cause harm to the character or appearance of the

property or surrounding context. A condition is attached to this decision to require materials to match the existing.

Policy A1 seeks to protect residents from amenity impacts of development in terms of overlooking, loss of daylight/sunlight, loss of outlook or an increased sense of enclosure. The proposed rear extension would be of the same dimensions as the existing conservatory and therefore would not give rise to additional residential amenity impacts. It is also a more solid structure which would reduce any potential for light overspill.

No objections were received prior to the determination of this application. The Kentish Town Neighbourhood Forum responded making no comment on the application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan. The proposal also accords with policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer