

Application ref: 2018/5667/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 14 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**WEBB ARCHITECTS LIMITED**  
7B Wellington Road  
London  
NW10 5LJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**91 Gloucester Avenue**  
**London**  
**NW1 8LB**

Proposal:

Alterations to existing two storey rear extension, including replacement glazing and brickwork to rear elevation, replacement of lantern style roof light on roof terrace with walk-on roof lights, replacement of existing metal railings, and replacement door in first floor rear elevation of the main house.

Drawing Nos: 1237.01.15(F); 1237.01.03(A); 1237.01.04(B); 1237.01.05(A);  
1237.01.13(J); 1237.01.15(F); 1237.01.14(J); 1237.02.01; 1237.02.02; 1237.02.11(D);  
1237.02.12(B); 1237.02.13(D); 1237.03.11(C); 1237.SK01.

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:  
1237.01.15(F); 1237.01.03(A); 1237.01.04(B); 1237.01.05(A); 1237.01.13(J);  
1237.01.15(F); 1237.01.14(J); 1237.02.01; 1237.02.02; 1237.02.11(D);  
1237.02.12(B); 1237.02.13(D); 1237.03.11(C); 1237.SK01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal would include alterations to the façades of the lower ground and raised ground floor rear extensions that were constructed in the 1980's. The alterations at lower ground floor level would include removal of the rusticated stucco on the rear elevation and replacement with second hand London stock brickwork. The existing finish to the façade is not original to the property and the proposal would reintroduce a traditional finish to the extension to this Victorian property. It would match the façade of the neighbouring properties along the terrace (with the exception of no. 89). This is welcomed and would be considered an enhancement to the character and appearance of the building, the terrace of which is forms a part and the surrounding conservation area. At upper ground floor level the width of the closet wing would be reduced by 0.3m to reinstate its original width in line with the neighbouring properties. The reinstatement of the original proportions of the closet wing is welcomed.

The existing fenestration on the rear elevation includes large full height window openings and doors. The proposal would include alterations to these window openings including the bricking up of an existing window at upper ground floor level with shadow gap and replacement door at first floor level with matching door. The changes to the fenestration would not harm the character or appearance of the property or the conservation area and would be considered acceptable.

The existing lantern light on the roof terrace has an overly large size and height. It would be replaced by a modestly sized walk-on rooflight which would not be visible from any public views and would be mainly concealed from any private vantage points. This replacement with a flat rooflight would enhance the character and appearance of the house and conservation area.

The scheme as revised now shows black painted steel railings around the roof terrace. Railings are prevalent at this level on the neighbouring properties, and this use of a more traditional material to match the neighbouring properties is

considered appropriate.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The replacement of the lantern light with a walk-on roof light would result in the usable area of the existing roof terrace being enlarged. This would not have an additional impact in terms of overlooking to the neighbouring property as the latter also has a roof terrace that is screened by a high fence and in any case the immediately adjoining window serves a hallway. The other alterations would not have an impact on the amenity of neighbouring occupiers in terms of daylight, sunlight or sense of enclosure.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the 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 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.

- 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.

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