

Application ref: 2019/2716/P
Contact: Alyce Jeffery
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Date: 18 July 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
www.camden.gov.uk/planning

Tom Wilson Studio
38 Lanbury Road
London
SE153DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**208 Maitland Park Road
London
NW3 2ET**

Proposal:

Erection of single storey rear extension, installation of a boiler vent to the side elevation and changes to the side fenestration.

Drawing Nos: Site Location Plan; Existing Front Elevation; Existing Drawings Elevations TWS-1813-EX-011; Front Elevation; Proposed Ground Floor Plan & North and West Elevations TWS-1813-00-010; Proposed Roof Plan & South Elevation - TWS-1813-00-011.

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;
Site Location Plan; Existing Front Elevation; Existing Drawings Elevations TWS-1813-EX-011; Front Elevation; Proposed Ground Floor Plan & North and West Elevations TWS-1813-00-010; Proposed Roof Plan & South Elevation - TWS-1813-00-011.

Reason:

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

Informative(s):

- 1 Reason for Granting Permission;

The application relates to a two-storey semi-detached building located on the western side of Maitland Park Road. The building is not located within a conservation area nor is it a statutory listed building. The building is in use as a single dwellinghouse and benefits from a large rear garden.

The proposed single storey rear extension is considered subordinate in terms of its form and scale and would preserve the character and setting of the host and neighbouring properties. The detailed design of the rear extension is of a contemporary design which includes an off centre pitched roofline, timber cladding and a rectangular bay window at the rear elevation. The design would be of a high quality and a sensitive contrast to the host building. Officers raise no objection to the relocation of the existing boiler to the side elevation, and consider the replacement fenestration to be in keeping with the existing fenestration.

The rear extension would extend across half the width of the host dwelling, providing a significant setback from the southern boundary shared with no. 209. A gap would also be retained alongside the northern boundary shared with no. 207 to allow occupants access to the rear garden. Given the above, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017 and the London Plan 2016 and the NPPF 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 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.
- 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer