

Application ref: 2019/0133/P
Contact: Kristina Smith
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Date: 8 March 2019

Development Management
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Belsize Architects
48 Parkhill Road
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NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Harmood Street
London
NW1 8DW

Proposal:
Erection of single storey side extension

Drawing Nos: LP101; S100; S201; S301; P221B; P121B; P321B; Design and Access statement (dated 05.01.2019)

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: LP101; S100; S201; S301; P221B; P121B; P321B; Design and Access statement (dated 05.01.2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a side extension to a two-storey end-of-terrace house constructed in the mid-1990s.

The proposed side extension would be a single storey and set back from the principal elevation. The extension would have a small footprint and have a clearly secondary relationship to the host building. The existing front boundary wall would form part of the front elevation with the additional height required then stepped back and constructed in matching brickwork to the wall and host building. The existing metal gate would be replaced with an opaque timber gate, which would conceal much of the extension. The glazed elements of the extension would be concealed from view behind parapets.

The extension would increase the height on the side boundary which would be continued across to meet the flank wall of the existing side extension towards the rear of the property. The boundary wall would not be visible from the street and is considered acceptable.

Although side extensions are not an established feature of properties, the building is of little architectural merit and it is not considered the extension would detract from the character or appearance of the building or this part of the Harmood Street Conservation Area.

The proposal would increase the height of the boundary wall between no. 31 and 33 but as there are no ground floor windows on the flank elevation of no.31, would not cause any adverse impacts on the amenity of adjoining residential occupiers.

Two objections have been received prior to making this decision which have been duly addressed in a consultation summary. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

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 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.
- 4 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

David T. Joyce

David Joyce
Director of Regeneration and Planning