

Application ref: 2019/2775/P
Contact: Kate Henry
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Date: 8 August 2019

Development Management
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Architecture for London
82-84
Clerkenwell Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Conybeare
London
NW3 3SD

Proposal: Erection of two-storey rear extension, associated alterations to fenestration

Drawing Nos: GA001 Rev A; GA100 Rev A; GA101 rev A; GA102 Rev A; GA103 Rev A; GA200 Rev A; GA201 Rev A; GA202 Rev A; GA203 Rev A; GA301 Rev A; Planning Statement, dated May 2019; Design Statement, dated 28th May 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 The development hereby permitted shall be carried out in accordance with the following approved plans: GA001 Rev A; GA100 Rev A; GA101 rev A; GA102 Rev A; GA103 Rev A; GA200 Rev A; GA201 Rev A; GA202 Rev A; GA203 Rev

A; GA301 Rev A; Planning Statement, dated May 2019; Design Statement, dated 28th May 2019.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

The proposed two storey extension would be to the rear (east) of the host building and it would be partially visible in the street scene, as there are large gaps to either side of the host building and it would abut the southern boundary of the application site.

CPG 'Altering and extending your home' advises that extensions to dwellings should normally be secondary to the building being extended; be built from materials that are sympathetic to the existing building wherever possible; respect and preserve the original design and proportions of the host building, including its architectural period and style; respect and preserve existing architectural features; respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; not cause a loss of amenity to adjacent properties; allow for the retention of a reasonably sized garden; and retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

In this case, the proposed extension would be the same height as the host building; however, it would be modest in overall size (1.5 metres deep) and it is proposed to faithfully reinstate the existing rear elevation in the new position, using matching materials. On this basis, it is considered that the extension would respect and preserve the original design and proportions of the host building, including its architectural period and style; and it is considered that the proposals would respect and preserve the historic pattern and established townscape of the surrounding area (the application site forms part of a planned residential estate dating from the 1960s). Furthermore, the proposals allow for the retention of a reasonably sized garden and retain the open character at the rear of the property.

The associated changes to the fenestration include changes to the windows facing onto the rear courtyard and the removal of a rooflight on the main roof. The proposed changes are considered to be in keeping with the style of the building and would not cause undue harm to the character and appearance of the host building or the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The host building is isolated from its neighbours and the proposed works are not considered to be significant.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer