

Application ref: 2019/3412/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 13 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Spacebar Studio Ltd
97 Elizabeth Avenue
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Priory Terrace
London
NW6 4DG**

Proposal: Erection of single storey rear extension, replacement of all the windows to the rear and replacement of the garage door with new window to the front elevation associated with the use as habitable room.

Drawing Nos: 001; 002; 010 REVA; 050; 060; 110 REV; 150 REVA; 160 and Design and Access Statement from Spacebar Studio dated January 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 and work of making good 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 001; 002; 010 REVA; 050; 060; 110 REV; 150 REVA; 160 and Design and Access Statement from Spacebar Studio dated January 2019.

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

Informative(s):

- 1 Reasons for granting planning permission

Planning permission is sought for a single-storey rear extension, replacement of the garage door with new window arrangement and replacement of all the windows to the rear elevation. The rear extension would project from the original rear wall by 4.0m, would be full-width across the property and would be 3.3m in height to the top of the flat roof.

The replacement of the garage door with a window to the front elevation is considered to improve the appearance of the principle elevation. The materials and window patterns will match those already existing on the neighbouring buildings and the detailed design is considered to preserve and enhance the character of the host property and the wider conservation area. Moreover, the proposed windows would replicate the timber sash windows with the neighbouring property no. 3A Priory Terrace.

The rear of the properties within the terrace consist of mixture of UPVC and Aluminium and it is proposed to replace the existing sash windows with steel windows painted black that would replicate those at no. 3A Priory Terrace. The alterations proposed to the rear elevation are considered acceptable in design terms as they integrate well with the existing fenestration and make use of matching material.

The proposed extension to the rear would be modest in terms of scale, matching the depth of extensions at neighbouring property no. 3A Priory Terrace that was granted planning permission in 2013 (2013/4738/P). Most properties along this terrace feature similar rear extensions, and as such the development would not be out of character. The proposed materials would provide uniformity with the neighbouring properties and is not considered to detract from the architectural composition of the host building. The proposed extension would not be visible from the wider public realm, albeit it will be visible from the upper floor windows located in the rear of the neighbouring buildings. As such, it is considered that the proposal would not be harmful to the character and appearance of the conservation area. A sufficient sized garden area would be retained at the rear of the site.

Given the above, it is considered that the proposed works would not cause an

impact that would be detrimental upon the character and appearance of the host property and would preserve the special character of the conservation area. The development is therefore considered to be in accordance with policies D1 and D2.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

No objection is raised to the conversion of the existing garage into a habitable room and the loss of the off-street parking space would not give rise to unacceptable on street parking situations as the property already benefits from off-street parking. As such, the conversion of the garage to additional habitable space is considered acceptable.

The proposed rear extension would be of a similar height and depth to the neighbouring extension at no. 3A. Therefore, the proposal would not have a material impact on neighbouring amenity. In regards to no.7 due to the height of the boundary fence with planters and the walkway approximately a metre wide on each side of the boundary wall there are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer