

Application ref: 2019/2976/P
Contact: Jaspreet Chana
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Date: 4 October 2019

Development Management
Regeneration and Planning
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DVM Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 St Albans Road
London
NW5 1RD

Proposal: Reconfiguration of the existing single storey rear extensions following partial demolition, new window to west elevation and two new rooflights to rear roof slope

Drawing Nos: 1992-01, 1992-02, 1992-03, 1992-03, 1992-04, 1992-05, 1992-06, 1992-07, 1992-08, 1992-09, 1992-12, 1992-13, 1992-14 Rev A, 1992-15, 1992-16 Rev A, 1992-17, 1992-18, 1992-19, Design and Access Statement.

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: 1992-01, 1992-02, 1992-03, 1992-03, 1992-04, 1992-05, 1992-06, 1992-07, 1992-08, 1992-09, 1992-12, 1992-13, 1992-14 Rev A, 1992-15, 1992-16 Rev A, 1992-17, 1992-18, 1992-19, Design and Access Statement.

Reason:

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

- 4 The rooflights hereby approved should be of conservation style (flush with roofslope and featuring central glazing division bar) .

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.

Informative(s):

- 1 Reasons for granting permission:

Partial demolition and reconfiguration of the existing single storey rear extensions is proposed. The demolition involves removal of the later timber clad extension to the north western corner along with a side door and window back to the original brick outbuilding. This would incorporate new French doors to the rear looking out onto the garden area. The northeast corner is proposing to pull back the external wall of the existing rear extension (by 1.5m) and add an open veranda with a lean to roof with oak framing.

The design, size and form of the re-modelled extensions are considered subordinate additions and would complement the arts and craft character and appearance of the existing building. The proposed materials to be used would be traditional to match the existing with timber painted French doors, and timber painted sash windows. The addition of the new timber sash window located on the west elevation would be considered acceptable as it would match the existing fenestration on the property and be in line with the window directly below it.

One rooflight is proposed within the roof to serve a bathroom, it is of an appropriate size and number and is sloped towards the sky. This would be acceptable and would be conditioned to be of conservation style.

It is therefore considered the extensions size, design and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding conservation area.

In regards to amenity both sides of the extensions are reducing the depth of the extensions back with the west side extension being set off the boundary by 1.1m with a proposed lean to roof and the east side extension proposing an open veranda with a lean to roof. These extensions are not considered to cause any additional harm to the neighbouring properties. Both boundaries have a long fence with greenery separating the gardens and the extensions, no new windows would be added to the side walls of the extensions. The new window added to the second floor west elevation would be overlooking the neighbouring properties side wall it is not considered to cause an amenity impacts.

Consequently no impact would be had on the neighbouring properties in regards to overbearing, overlooking, overshadowing or privacy impacts.

There is one existing off street parking space which is to be retained on the front drive way of the property and would not be impacted by the proposed works.

One objection was raised by a neighbour this will be addresses within the consultation summary. The planning history of the site has been taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan submission draft 2019. The proposed development also accords with the policies of the London Plan 2016, 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 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)

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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



Daniel Pope
Chief Planning Officer