

Application ref: 2019/3940/P
Contact: John Diver
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Date: 29 October 2019

Development Management
Regeneration and Planning
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Bluelime
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Churchill Road
London
NW5 1AN

Proposal:

Erection of single storey rear/side infill extension and demolition and replacement of existing two storey side extension. Creation of new first floor rear terrace. Installation of no.3 rooflights to flat roof of extensions and installation of access hatch and solar panels to main roof. Reinstatement of metal railings to front boundary wall.

Drawing Nos: (Prefix: BLD-1646-) EP-100, EP-101, EP-102, EP-103, EP-104, PP-200, PP-201, PP-300 (rev 11/10/19), PP-301 (rev 28/10/19), PP-302 (rev 11/10/19), PP-303; TP_SP_01_08_19 - Existing / Proposed Site Plan; Design and conservation strategy.

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: (Prefix: BLD-1646-) EP-100, EP-101, EP-102, EP-103, EP-104, PP-200, PP-201, PP-300 (rev 11/10/19), PP-301 (rev 28/10/19), PP-302 (rev 11/10/19), PP-303; TP_SP_01_08_19 - Existing / Proposed Site Plan; Design and conservation strategy.

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

- 4 The flat roof to the single storey rear extension hereby approved shall at no point be used as a terrace / for amenity purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed single storey rear extension would remain subordinate to the host dwelling and is suitably designed to ensure that it respects its character and appearance. It would ensure that the vast majority of the rear garden space is protected and would not project beyond the original rear building line of the house. Though the GF opening would span beneath the original closet wing, however, this feature would be retained at 1st floor level and so would remain legible. The rear glazing pattern and materials choice remain high quality and are not objectionable. The two storey side infill would replace the existing, historic extension with matching dimensions and would improve its appearance with an appropriately sized front timber sash. The changes at roof level including the installation of solar panels, rooflights and access hatch, would not be visible from any public or private view and would not interrupt the roofscape or appearance of the dwelling. The replacement timber sash windows would match the existing glazing pattern and are acceptable. Details of the replacement cast iron gate and railing have been provided upfront and would improve the appearance of the front garden by restoring lost features. Overall, the works are considered to preserve the character and appearance of the host dwelling, row of houses and wider conservation area.

Given their siting, scale and relationship to neighbouring sites the proposed extensions would not give rise to any detrimental loss of natural light or outlook

to neighbours. Though a small rear terrace would be formed at 1st floor level within the rebuilt side infill, at present double French doors in this location allow views from this position and it is noted that the small terrace is set back behind the corner of no.26 to prevent direct views into the sensitive parts of the garden. The works are therefore not considered to lead to any detrimental loss of privacy, subject to a condition that the flat roof of the single storey rear extension shall not be used as a terrace. Given the scale of the development, there are no highways related concerns.

No objection comments were received following statutory consultation. The site's planning history and relevant appeal decisions were 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 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 as well as policies Policy DC2 (Heritage), DC3 (Requiring good design), DC3 (Requirement for good design) and DC4 (Small residential extensions) of the emerging Dartmouth Park Neighbourhood Plan (2019 Referendum Version). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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