

Application ref: 2018/6056/P
Contact: Kate Henry
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Date: 7 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

31 Steele's Road
London
NW3 4RE

Proposal: Erection of single storey extension to rear of existing side extension; replacement of existing upper ground floor side balcony; replacement of lower ground floor rear doors and first floor rear timber balustrades to match existing; installation of new and replacement guttering and downpipes; extension of existing rear and side lightwells

Drawing Nos: 000 Rev C; 001; 002 Rev B; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev D; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 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: 000 Rev C; 001; 002 Rev B; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev D; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed single storey extension to the rear of the existing side extension would be subordinate in scale and character and appearance and would not detract from the character and appearance of the host building. The plans have been revised during the course of the application to avoid cutting through existing cills on the side elevation of the main house and to use traditional materials.

The replacement of the existing upper ground floor side balcony is considered to be acceptable and the proposed design is considered to be in keeping with the character and appearance of the host building. The plans have been revised during the course of the application to remove a proposed staircase leading to the garden.

The replacement of the lower ground floor rear doors and first floor rear timber balustrades is considered to be acceptable as the replacements will match the existing and are therefore considered to be in keeping with the character and appearance of the host building.

The installation of new and replacement guttering and downpipes is considered to be acceptable and a suitable condition will be attached to the associated listed building consent to ensure that the new rainwater goods are cast-iron and painted black and that they match the original in terms of sectional profile.

The extension of the existing rear and side lightwell is considered to be

acceptable. The paved area to the edge of the building would be enlarged and a new retaining wall would be created between the garden and an area of planting. The proposed works are considered to be in keeping with the character and appearance of the host building and it is not considered that the works would impact harmfully on the setting of the listed building.

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 new extension to the side/rear is at lower ground floor level and is therefore unlikely to impact on the neighbouring property. The replacement balcony would be in the same position and would not be any larger than the existing.

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.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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)

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



Daniel Pope
Chief Planning Officer