

Application ref: 2019/4682/P
Contact: Alyce Jeffery
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Development Management
Regeneration and Planning
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Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Spencer Rise
London
NW5 1AP

Proposal: Erection of a ground floor rear infill extension; and changes to the existing rear fenestration at ground floor.

Drawing Nos: 1482-102; 1482-203; 1482-204; 1482-302.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 [1482-102; 1482-203; 1482-204; 1482-302].

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

Informative(s):

- 1 Reasons for granting permission.

The applicant proposes a rear/side infill extension at ground floor. The extension would infill the gap between the existing outrigger and shared boundary with no. 10 Spencer Rise. It would extend to meet the rear building line of the existing rear outrigger of the host property and match the adjoining rear elevation of no. 10 Spencer Rise. The rear extension would be a subordinate addition to the host property. Similar infill extensions are present along Spencer Rise, notably the adjoining property at no. 10 Spencer Rise. The extension would be screened from the street behind the existing dwelling and would not be visible in any public view/streetscene. The extension would be constructed with painted brickwork to match the existing, feature a tiled slate roof with three aluminium rooflights, and include a full height aluminium window at the rear elevation. The existing double doors to the existing outrigger rear elevation would be replaced with a single aluminium glazed pivot door.

The modern design and materials would allow the development to be read as a later addition to the building and given its location at ground floor it is not considered to detract from the character and appearance of the host property, terrace or wider conservation area. Sufficient outdoor amenity space will be retained.

Given the proposed extension would be situated between the existing outrigger and shared boundary with no. 10 Spencer Rise, the occupants at no. 6 Spencer Rise would not be impacted by the development. The extension would sit at the same height and depth of the existing infill at no. 10 Spencer, and as such it is considered not to have a material impact on any neighbour's amenity in terms of loss of light, privacy, outlook or create a sense of enclosure.

On the rear elevation at ground floor, a window will be replaced with a larger window. Given its revised siting, design and scale it is not considered to cause harm to the character and appearance of the host property or the neighbouring properties amenity.

One objection was received by the Dartmouth Park Conservation Area Advisory Committee (CAAC) prior to making this decision. The objection was regarding concerns over potential light pollution from the development. Officers advised the CAAC the proposed extension would have 3 roof lights and a rear elevation door and window and that these were common features to house extensions and would not give rise to undue concerns of light pollution; and similar rear extensions have been granted and implemented at nos. 10 and 14 Spencer Rise. The CAAC withdrew their objection and confirmed it should be

considered a comment rather than an objection, as they were satisfied the development would not cause unreasonable light pollution following the officer's assessment.

The planning history of the site has been taken into account when coming to this decision. The Council's conservation officer has raised no objection. 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 Area) 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 Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the draft Dartmouth Park Neighbourhood Plan. The proposed development also accords with 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 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.

- 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.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer