

Application ref: 2019/1631/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 14 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

RS Architects
31 Kenerne Drive
Barnet
London
EN5 2NW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Savernake Road
London
NW3 2JP

Proposal: Erection of ground floor rear/side extension and rear 2nd floor rear extension to accommodate internal lift to all floors, fenestration changes on side elevation, and installation of balustrade around existing 2nd floor roof terrace

Drawing Nos: Design and Access Statement ref PSSR7051 rev B dated July 2019;
PSSR- 1001, 1002B, 1103, 1104, 1105, 1120, 2010, 2011, 2201, 3101, 1603C, 1604C,
1605C, 1620C, 2510C, 2511C, 2701C, 3601C.

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 policies 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- Design and Access Statement ref PSSR7051 rev B dated July 2019; PSSR- 1001, 1002B, 1103, 1104, 1105, 1120, 2010, 2011, 2201, 3101, 1603C, 1604C, 1605C, 1620C, 2510C, 2511C, 2701C, 3601C

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

Informatives:

- 1 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).
- 2 Reasons for granting permission-

The proposed full width ground floor rear extension is considered to be a subordinate and appropriate addition to the main house. Although it somewhat projects beyond the main rear wing of no. 50, it is less deep than the rearmost part of the slanting modern extension at no. 54. Its height, width and depth are acceptable in the context of other extensions nearby.

The scheme has been significantly revised so that the upper floors extension is now reduced in width and height and confined to the 2nd floor only. This is required to accommodate a lift to all floors for the disabled applicant; the submitted lift analysis has demonstrated that there is no other practical and convenient location to install such a lift to provide the minimum step-free access to the 1st floor and roof terrace. The 2nd floor extension now matches the width of the existing rear wing, is only 2m deep, and set below the roof eaves by about 1.5m. Its bulk and form appears subordinate on the host building. Although it is not a full storey below the roof eaves as recommended by CPG design guidance, its size and location is similar to many other 2nd floor extensions along this terrace of properties, notably those at nos. 30, 32, 38 and 66 approved within the last 10 years. The principle of such a rear extension on upper floors is thus acceptable here, given this altered context of rear elevations. However consideration has also been given to the special needs of the disabled applicant and the proposals will enhance accessibility around the house.

The simple design and pattern of fenestration and use of materials for both ground and 2nd floor extensions are now acceptable and appropriate to this house. The new balustrade around the existing roof terrace is a simple lightweight addition and acceptable in appearance.

Overall the changes would not harm the character and appearance of the host building and conservation area. 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.

In the context of neighbouring extensions, buttresses and windows, the extensions will not cause any adverse impacts on the amenity of adjoining residential occupiers, in terms of loss of light, outlook, privacy or light pollution. In particular the formalisation of the existing roof terrace by the installation of a balustrade will not cause any additional overlooking and thus no privacy screening is required.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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