

Application ref: 2019/5161/P
Contact: Charles Thuairé
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Date: 13 February 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Gresford Architects
Unit 3
25 Downham Road
Hackney
London
N1 5AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**44 Spencer Rise
London
NW5 1AP**

Proposal: Enlargement of front lightwell with new retaining wall planter and erection of a part 1 part 2 storey rear extension with rooflights.

Drawing Nos: 4137- 001, 003A, 009A, 010A, 011A, 012A, 013A, 020A, 021A, 030A, 031A, 103B, 109B, 110C, 111C, 112B, 113B, 120B, 121B, 130B, 131B; Design and Access Statement by Gresford architects.

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- 4137- 001, 003A, 009A, 010A, 011A, 012A, 013A, 020A, 021A, 030A, 031A, 103B, 109B, 110C, 111C, 112B, 113B, 120B, 121B, 130B, 131B; Design and Access Statement by Gresford architects

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 rear extension is considered to be a subordinate and appropriate addition to the main house. The full width ground floor element with its staggered facade and pitched roofline with canopy matches the differing depths of the neighbouring extensions on either side and creates an interesting articulated extension. The partial width 1st floor element is set back behind the rear face of the adjoining 2 storey wing and, in its revised form, reflects the varied pattern of other 2 storey projecting wings along this terrace of properties on the south side of Spencer Rise. Thus the bulk and depth of the whole extension and location and size of its rooflights is considered acceptable. The design and pattern of fenestration and use of materials are also now acceptable.

The enlargement of the front lightwell by removing the front embankment is acceptable as there are numerous other full depth lightwells in the street including its immediate neighbours. A new retaining wall planter will be provided to replace the front hedge. It is considered the enlarged lightwell will preserve the character and appearance of the streetscene.

The small extent of excavation and its location forward of the building line and adjacent to neighbouring lightwells is not such that it is considered necessary to secure a Basement Impact Assessment for the application. An informative is added to the decision to draw attention to the fact that enlargement of the lightwell adjacent to the public highway will require an Approval in Principle from the Council's Structures Team.

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.

As the extension will match the depth of adjoining rear extensions and high garden boundary walls, there will be no harm to light, privacy and outlook to neighbours. The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan September 2019. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 You are advised that, as the basement construction is immediately adjacent to the public highway, an Approval in Principle will have to be submitted to the Council.

In the first instance please email structuresworks@camden.gov.uk outlining the nature of the proposed structure and to provide outline drawings which clearly show the extent of the structure relative to the public highway. An Engineer from Camden's Structures Team will then make contact to arrange a meeting and explain the process further.

- 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.


- 5 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 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer