

Application ref: 2019/6005/P
Contact: Josh Lawlor
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Date: 18 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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www.camden.gov.uk/planning

c/o Agent
33 St Crispins Close
London
NW3 2QF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

31 St Crispin's Close
London
NW3 2QF

Proposal:

Erection of single storey rear extension, rear dormer window and front porch infill.

Drawing Nos: Location Plan, 31NW32QF/04-2, 31NW32QF/03-A, 31NW32QF/02-A,
31NW32QF/01-A

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 of the London Borough of Camden Local Plan 2017 and Policy DH1 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan, 31NW32QF/04-2, 31NW32QF/03-A, 31NW32QF/02-A, 31NW32QF/01-A]

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed rear dormer, front porch infill extension and rooflights are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties.

The proposed infill porch extension is considered to appear as a modest alteration which would not significantly alter the character of the front of the property. Similar infill extensions have been approved at no. 32 St Crispin's Close and 33 St Crispin's Close. The proposed infill porch extension is therefore considered to already form part of the character of the area and can be supported. The plans submitted indicate that that it would be built flush with the existing front elevation at ground floor level.

The proposed rear dormer would have a height of 1.5m and span a width of 4m along the rear roofslope of the host dwelling. Due to the setting of the proposed dormer at the rear of the property, it would not be visible from the street (St Crispin's Close). CPG Altering and Extending your home states that dormers should be set up from the eaves by a minimum of 0.5m. The proposal would have a minimum separation of 0.5m with the ridge line and eaves. The dimensions of the dormer would be consistent with that approved at no. 34 (2014/4749/P) and no. 33 (2017/3923/P). Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property.

The proposed single storey extension is considered subordinate to the host building in terms of its form, scale and proportions. The proposed extension would be constructed from stock brick with a pitched roof. Due to its location at the rear of the main building it would have a limited impact upon the street scene. The proposal would fit well within the surrounding context, where it is noted that similar extensions have been approved at nos. 32 (2019/4569/P) and 34. (2014/4749/P). The proposal extension is considered to be acceptable in terms of its siting, scale, design, and material finish and would not result in harm to the property or surrounding area.

The 2.5m height and pitched roof profile of the rear extension would ensure that there would not be a loss of light or outlook to the adjoining nos. 30 or 32 St Crispin's Close. It is also noted that the rear building line of no. 30 is set

back from the application building which would further ensure that there would be no adverse amenity impact to this properties rear windows. It is noted that the proposed extension would have a similar height to that approved at no. 32 (2019/4569/P). The front infill to the front facade would not be harmful given their scale and setting. Overall, due to the scale and location of the proposals, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objection was received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017 and Policy DH1 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2016 (as amended) and 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 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)

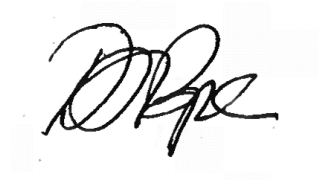
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer