

Application ref: 2019/4514/P
Contact: Sofie Fieldsend
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Date: 19 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Martin Gustyn and Associates Ltd.
6 Russell Close
London
W4 2NU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Quadrant Grove
London
NW5 4JN

Proposal:
Erection of rear/side extension following demolition of existing with rear fenestration alterations and replacement rooflight.
Drawing Nos: E010; E011; E001; E002; E003; E004; E005; P001 Rev.R1 and P002 Rev.R2.

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 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:

Erection of rear/side extension following demolition of existing with rear fenestration alterations and replacement rooflight.

Reason:

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The property although not within a conservation area is on the Camden Local List. The revised single storey rear extension (2m wide, 1.8m deep and 3m high) is modest in size and would be constructed from brick to match the existing building. The extension would not be visible from the public realm, but would be visible from private vantage points. Its scale would appear subordinate to the host property and not appear out of character along this side of Quadrant Grove. It is also considered that the proposal would still allow for the retention of a generously sized and usable rear garden.

The extension would be brick to match the existing with black painted crittal fenestration which will extend across the existing rear outrigger. The existing lantern rooflight will be replaced with a flat raised smaller scale rooflight. The modern materials would allow the development to be read as a later addition to the building and given its location at ground and lack of visibility from the public realm it is not considered to detract from the character and appearance of the host property.

Given the fact that the ground floor rear elevation of the building is not visible from any public vantage point, and given the extension's height (3m), it is considered that there would be no harm to the area in terms of the extensions siting, scale and use of modern materials. Overall, the proposal would remain subordinate to the host building in terms of scale, and would preserve the character and appearance of the host property, local listing of this terrace, streetscene and wider area.

The extension would only project 1.8m further than the neighbour at No. 28

with a height of 3m on the boundary and would align with the existing projecting wing. . It is noted that the property has an existing 1.8m high canopy over the location of the proposed extension. No windows are proposed on the side elevation facing No.28. No.30 is set significantly away from the extension and the development is not considered to impact on their amenity. Given the extension's modest scale and design it is not considered that it would have a detrimental impact on the residential amenities of any neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. A condition has been attached to ensure the flat roof is not used a roof terrace.

No objections were received but one comment was received prior to making this decision and duly taken into consideration and have been addressed in the accompanying consultation summary. 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 Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and 2019 (intended to publish) 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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+Re>

quirements+%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)

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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 positioned above the name of the signatory.

Daniel Pope
Chief Planning Officer