

Application ref: 2019/6072/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 11 March 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

c/o Agent
14 Ripley Avenue
Egham
TW20 9QZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Rudgwick Terrace
Avenue Road
London
NW8 6BR

Proposal:
Erection of a ground floor single storey rear extension.
Drawing Nos: Planning Statement, Design and Access Statement, Location Plan,
Drawing No. 1, Drawing No. 2, Drawing No. 3, Drawing No. 4 and Drawing No. 5

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 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:

Drawing Nos: Planning Statement, Design and Access Statement, Location Plan, Drawing No. 1, Drawing No. 2, Drawing No. 3, Drawing No. 4 and Drawing No. 5 (Last received 05/12/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains a three-storey mid-terraced single-family dwellinghouse in the Elsworthy Conservation Area but is not listed. The proposal includes the erection of a ground floor single storey rear extension.

The proposed rear extension will be full-width and has mono-pitched roof with 2x rooflights. It will be 3.5m in height and 2.7m deep from the existing rear elevation and is considered to be relatively small compared with the size of the entire building. The extension will have a grey slate roof, brick walls and grey Aluminium bi-fold doors on the rear elevation. The extension and the rooflights will not be observable from public realm. Given its design, scale, materials and location at the rear of property, it is considered the proposed extension would not have a detrimental impact on the character and appearance of the host property and wider Conservation Area.

It is acknowledged that the adjacent property, No. 3 Rudgwick Terrace, has a similarly-sized rear extension and that the proposed development is not out of keeping with the character of the locality.

Since the proposed development will not have windows on the side elevation and the existing party walls are already 2m high, it will not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. A Council Policy Officer has reviewed the application and raised no objection to the change of use. The planning history of the site has been taken into account when coming to this decision.

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 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 the London Plan 2016 and the NPPF 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer