

Application ref: 2019/4879/P  
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Date: 20 March 2020

**Development Management**  
Regeneration and Planning  
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Town Hall  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**16 Downside Crescent  
London  
NW3 2AP**

Proposal: Replacement ground floor rear extension including installation of no. 2 rooflights; removal of the existing rear staircase; alteration and enlargement of the existing first floor rear roof terrace including installation of a metal balustrade; alterations to the existing side elevation fenestration including removal of a window, installation of a new window to match the existing, and replacement of no. 2 existing windows with windows to match existing.

Drawing Nos: Planning Statement; Daylight and Sunlight Report; 16D.11G; 16D.12H; 16D.3F; 16DV.01A.

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 [16D.11G; 16D.12H; 16D.3F; 16DV.01A]

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

- 4 The area of roof adjacent to the terrace area hereby approved shall not be used as outside amenity space at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 applicant proposes to demolish and reconstruct the existing single storey rear extension similar in terms of overall scale and bulk. The existing dilapidated roof terrace and balustrade would also be reinstated, however at a smaller scale. The existing side staircase from ground to first floor would be removed. The existing rear extension and associated roof terrace was granted and constructed in the early 70s.

The extension would project 5.9m in depth, 3.3m in height and 8.1m in width. The extension would be slightly raised in the middle to allow level access from the first floor onto the terrace, and would be set back approximately 600mm from each side elevation.

The extension would be constructed with brickwork to match the existing, feature a metal fascia and a lead metal roof with two rooflights, one angled, and one walk-on. Full height aluminium windows would be located at the rear elevation. An existing side window would be relocated and replaced with a window to match the existing design and appearance of the existing side windows. The roof terrace would be restricted to the southern side of the extension and feature a black metal balustrade.

A number of amendments were sought throughout the life of the application; to reduce the height of the extension along the side boundaries, particularly the northern boundary due to the existing impact on daylight/sunlight and sense of enclosure experienced by the adjoining occupant at no. 18 Downside Crescent; and to replace the proposed glass balustrade with black metal railings to ensure a more traditional material be utilised. The proposal is now considered

acceptable following the amendments and is not considered to detract from the character and appearance of the host property, terrace or wider conservation area.

Given the replacement extension would sit at the same height and depth of the existing extension, the proposal is not considered to result in an increased impact on any neighbour's amenity in terms of loss of daylight/sunlight, privacy, outlook or create a sense of enclosure.

One objection was received by the adjoining occupant at no. 18 Downside Crescent with regards to inaccurate drawings, impact on daylight/sunlight and sense of enclosure. Officers requested a number of amendments to the proposal throughout the life of the application which have ensured that the amenity of the occupant at no. 18 Downside Crescent would not be further impacted by the development at no. 16 Downside Crescent. The Belsize Society requested further context of the site. Officers consider the Planning Statement and Daylight/Sunlight Report provided sufficient site context therefore additional information was not request on behalf of the Belsize Society.

The planning history of the site has been taken into account when coming to this decision. The Council's conservation officer has raised no objection. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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