

Application ref: 2019/5760/P
Contact: Nora-Andreea Constantinescu
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Date: 25 March 2020

Development Management
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Natasha Reid Design
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 St Paul's Crescent
London
NW1 9XS

Proposal: Erection of single storey rear extension following demolition of existing, alterations to existing side infill extension, like for like replacement of windows

Drawing Nos: 134_10.00; 134_10.01; 134_20.01 Revision A; 134_20.02; 134.10.02; 134.10.03; 134.10.04; 134.10.05; 134.20.03 Revision A; 134.20.04 Revision A; 134.20.05 Revision A; 134.20,06; The Sash Window Workshop - Traditional Box Sash Window detail, Design and Access Statement November 2019.

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:

134_10.00; 134_10.01; 134_20.01 Revision A; 134_20.02; 134.10.02; 134.10.03; 134.10.04; 134.10.05; 134.20.03 Revision A; 134.20.04 Revision A; 134.20.05 Revision A; 134.20.06; The Sash Window Workshop - Traditional Box Sash Window detail, Design and Access Statement November 2019.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would replace an existing rear extension. The proposed extension would be full width, one storey in height and would extend up to the cill of the bay window at first floor level, with a rooflight above. The extension would have a modest projection which would appear subordinate and in keeping with the host building and wider terrace. The extension would open into the rear garden with wide metal framed glazed doors, which is considered to be acceptable at this level of the building. The materials to be used would be brick to match the existing building, which would preserve the character and appearance of the host building and wider terrace.

The property has a side first floor extension, with a window facing the street. It is proposed to brick up this window and install a new rooflight above. Along the side of the staircase, the existing timber door is proposed to be replaced with a new timber window. The changes are considered to preserve the appearance of the building and are therefore acceptable.

At lower ground level on the front elevation the property has a central window opening into the front courtyard. Subject to internal rearrangements, it is proposed to slightly reduce the height of the window. The change would preserve the character and appearance of the front elevation and the window proportions in relation to the ones above.

It is also proposed to replace current windows with double glazed on an otherwise like-for-like basis. The new windows would maintain the same shape and dimensions of the openings, frame material, window pattern, size and placement of structural glazing bars and opening method as existing. It is considered that this would preserve the character and appearance of the host building which is acceptable.

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.

In relation to impact on the amenity, the property at no. 4 St Paul's Crescent has a deeper rear extension than the proposed extension to the application property. As such, it is considered that no significant harm would be caused to their neighbouring amenity in terms of loss of light, outlook, overlooking. The other elements of the proposal due to their nature are not considered to cause harm to the neighbouring amenity.

No objections were received prior 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019, the London Plan 2016 and the London Plan (Intend to publish) 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer