

Application ref: 2020/0145/P
Contact: Sofie Fieldsend
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Date: 31 March 2020

Development Management
Regeneration and Planning
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felix db limited
12 Chichester Road
London
NW6 5QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
112 Greencroft Gardens
London
NW6 3PH

Proposal: Erection of rear extension at ground floor following demolition of existing

Drawing Nos: FDB-112G-A001; FDB-112G-A102 (dated 30/3/20); FDB-112G-A106;
FDB-112G-A302; FDB-112G-A401; FDB-112G-A202; FDB-112G-A206; FDB-112G-
A305 (dated 30/3/20); FDB-112G-A402 and FDB-112G-A403.

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:

FDB-112G-A001; FDB-112G-A102 (dated 30/3/20); FDB-112G-A106; FDB-112G-A302; FDB-112G-A401; FDB-112G-A202; FDB-112G-A206; FDB-112G-A305 (dated 30/3/20); FDB-112G-A402 and FDB-112G-A403.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the demolition of the existing rear conservatory and replacement with an extension measuring 4.3m deep and 5.6m wide. Its depth would match the adjoining neighbour's extension at flat 1, 112 Greencroft Gardens. The existing upvc conservatory is not of any architectural merit and its replacement is acceptable. The depth is considered in keeping with pattern of development on this side of Greencroft Gardens and will retain sufficient useable rear garden space.

The asymmetrical design will match the height of flat 1, 112 Greencroft Gardens' extension and reduce on the boundary with No.110 to stand at 2.2m high. The extension will be brick to match the existing with powder coated aluminium fenestration and zinc roofing. The proposed rooflights will be flush on the roofslope. The modern design and fenestration material will distinguish the extension as a new addition and given its scale and siting at lower level with no public views it is not considered to detract from the character and appearance of the host property, terrace and wider conservation area.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

Although the extension would come closer to the boundary by 0.2m and project an additional 0.56m from the existing extension's building line, it will only project 0.2m above the existing boundary fence. The proposal complies with the 45 degree elevation angle test for light on No.110, therefore it is considered that while the extension may result in a minor loss of light it is not to the extent that would warrant a reason for refusal. The extension will match the depth and height of the adjoining neighbour at Flat 1, 112 Greencroft gardens and would

therefore not result in a loss of light to this property. It is not considered to have a detrimental impact on either adjoining neighbour in terms of loss of privacy, overlooking or a sense of enclosure.

No objections were received during the statutory consultation period. 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 of 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+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)

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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