

Application ref: 2020/0765/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 31 March 2020

Development Management
Regeneration and Planning
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

16 St Alban's Road
London
NW5 1RD

Proposal:

Variation of condition 3 (approved plans) of planning permission ref: 2019/2976/P dated 04/10/2019 (for 'Reconfiguration of the existing single storey rear extensions following partial demolition, new window to west elevation and two new rooflights to rear roof slope'), namely to demolish and rebuild single storey extension with increased height and width, 2 rooflights and change of roof covering; omission of 1 rooflight and 1 window to rear extension; installation of 1 fanlight and alteration to rear balustrade.

Drawing Nos: 1992-13 Rev A, 1992-16 Rev B, 1992-17 Rev A, 1992-18 Rev A & 1992-19 Rev A.

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 the original permission ref: 2019/2976/P dated 04/10/2019.

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:
1992-01, 1992-02, 1992-03, 1992-03, 1992-04, 1992-05, 1992-06, 1992-07, 1992-08, 1992-09, 1992-12, 1992-13 Rev A, 1992-14 Rev A, 1992-15, 1992-16 Rev B, 1992-17 Rev A, 1992-18 Rev A & 1992-19 Rev A, Design and Access Statement.

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

- 4 The rooflights hereby approved should be of conservation style (flush with roofslope and featuring central glazing division bar).

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.

Informative(s):

- 1 Reasons for granting permission.

The application seeks a number of minor alterations to the previous approval, namely: to demolish and rebuild (rather than retain) the existing rear extension, with a 1250mm increased length of pitched roof (though no change to the footprint of the property is proposed) and a 270mm increased height of roof ridge from the previous consent. The previously consented fibre cement slates would be replaced with plain clay tiles to this rear extension (to match the host property), and 2 conservation rooflights are proposed to the extension. A previously consented rooflight would be omitted from the kitchen (flat roof extension), as would an existing side window (at ground floor level). A fanlight is proposed on the ground floor side elevation above the existing access door, and the design of the oak framing to the veranda has been amended (with the removal of a central support).

The proposed alterations to the previously approved extension would be of an acceptable siting, scale and design. The addition would still be read as clearly subordinate to the host property. The alterations would not result in harm to the character or appearance of the property and, by reason of their siting to the side and rear of the house at ground floor level, would not be immediately prominent in public views.

The alterations would be sympathetic to the host property, surrounding context

and conservation area, and are considered to be minor with respect to the originally approved scheme.

Given the context of the site, separation distance from the boundary, and boundary treatment, the proposed increased height of the rear extension by 270mm would not result in harm to the daylight, sunlight or outlook of neighbouring properties. Whilst alterations to the fenestration are proposed, given that this is at ground floor level, it would not result in any additional levels of overlooking. The additional rooflights proposed are unlikely to result in significant levels of light pollution. As such, it is considered that the proposal would not result in undue harm to the residential amenities of neighbouring properties.

One objection was received prior to making this decision. This and the planning history of the site have 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 London Borough of Camden Local Plan 2017, and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2019. The proposed development also accords with the policies of the London Plan 2016 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer