

Application ref: 2020/0318/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Kasia Whitfield Design
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Briary Close
London
NW3 3JZ

Proposal:
Erection of a single storey side and rear extension to dwelling house (Class C3).
Drawing Nos: (BC1/2) EX0, EX1, EX2, EX3, EX4, PP1 RevA, PP2 RevA, PP3 RevA,
PP4

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 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- (BC1/2) EX0, EX1, EX2, EX3, EX4, PP1 RevA, PP2 RevA, PP3 RevA, PP4.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear and side extension is subordinate in scale and location to the three storey host building. It respects the original design and proportions of the building and neighbouring buildings. It would match the height and width of the neighbouring extension at 2 Briary Close and there are similar examples of side extensions on the estate, in particular at 83 Fellows Road. The extension's front elevation is set back from the building line to maintain its subordinate nature. The extension would be rendered painted white to match the existing and would feature aluminium-framed windows to match the existing fenestration on the front. Overall, the proposed extension would not detract from the appearance of the host building and due to its location would not have a detrimental impact upon the character of the streetscene.

The proposed extension allows for the retention of a reasonable sized garden, which retains the open character at the rear of the terrace. The existing access path adjacent to the proposal at the rear of the properties facing Fellows Road retains a separation between the terraces. Whilst the extension would extend full width, it is located at the lowest part of the garden and would have limited visibility. It would not harm the amenity of adjoining occupiers in terms of loss of outlook, privacy or light.

No comments were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account before coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. 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 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 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.

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



Daniel Pope
Chief Planning Officer