

Application ref: 2018/4784/P
Contact: Josh Lawlor
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Date: 4 January 2019

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Mr David Silverman
70 Woodland Drive
Watford
WD17 3BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Brecknock Road
London
N7 0BL

Proposal: 2nd floor rear extension.

Drawing Nos: Site location plan, Design and Access statement_REV_A, 18/269/1_REV_A (Existing and Proposed elevations and Sections), Existing Section, 18/259/2_REV_A (Proposed Plans and Elevations with annotation), 18/259/2_B (proposed plans and elevations), Proposed Sections_REV_A, Existing Section.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans [Site location plan, Design and Access statement_REV_A, 18/269/1_REV_A (Existing and Proposed elevations and Sections), Existing Section, 18/259/2_REV_A (Proposed Plans and Elevations with annotation), 18/259/2_B (proposed plans and elevations), Proposed Sections_REV_A, Existing Section]

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

- 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 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).

Informatives:

- 1 You are reminded of the need to inform the Council's Environmental Health Department when the works are completed, in order for the existing HMO licence to be varied to include the new rooms.
- 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 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.
- 4 Reason for granting permission-

The site is a three storey terraced building. The site is comprised of a retail unit (A1) at the ground floor with the upper floors in use as residential accommodation in multiple occupation. The site is not located within a conservation area.

The proposal is for the erection of an additional storey at rear second floor. The extension would create an additional bedroom for the shared accommodation. Part of the existing second floor projection would be demolished to accommodate the additional bedroom that is created as a result of the extension. The internal ceiling height of the new bedroom would comply with the Government's nationally described space standards.

The proposed extension would not terminate a full storey below eaves which is the preference expressed in Camden guidance. However it is considered acceptable given that the increase in height would be limited to c.1m above the existing, which would match the extension at no.1 Brecknock Rd. The new windows would be timber framed and the materials of the extension would match the existing. The proposal would not harm the character of the building and is therefore considered acceptable in design terms.

Local Plan policy A1 seeks to ensure that the amenity of communities,

occupiers and neighbours is protected. Due to the location of the proposed extension and the small increase in height from the existing, it is not considered that there will be an impact to the visual privacy, outlook or access to daylight, of neighbouring properties. Due to the location of the extension it would not be visible from public views.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

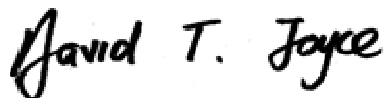
As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town NDP. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2018.

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 2018.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning