

Application ref: 2020/1150/P
Contact: Matthew Dempsey
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Date: 19 June 2020

Development Management
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SJC
30 Broadwick Street
London
W1F 8JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2

49-50 Ainger Road
London
NW3 3AH

Proposal: Alterations to lower ground floor flat including, to front elevation/ street frontage; new metal gate, railings and stone access steps, new timber front door and timber framed sash window; To rear: metal framed glazed rear extension, timber framed French doors, stone steps and paving to garden with adjustment to ground level, and ancillary works.

Drawing Nos: Site location Plan. AR(02)06, AR(02)10, AR(02)11, AR(02)20, AR(02)21, AR(02)30, AR(02)32, AR(02)31, AR(05)10 A, AR(05)11 A, AR(05)20 A, AR(05)21, AR(05)30, AR(05)32. Planning Statement.

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

Conditions and Reasons:

- 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 Site location Plan. AR(02)06, AR(02)10, AR(02)11, AR(02)20, AR(02)21, AR(02)30, AR(02)32, AR(02)31, AR(05)10 A, AR(05)11 A, AR(05)20 A, AR(05)21, AR(05)30, AR(05)32. Planning Statement.

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

Informatives:

- 1 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).
- 2 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.

- 3 Reasons for granting permission:

The alterations to the street frontage are considered acceptable as the new brick pillars shall closely match the existing pillars at the host property, and the new metal railings, gate and stone steps are considered suitable for the character of the site and wider street scene.

Due to their position at lower ground floor, the replacement double glazed timber sash window and timber entry door will mostly be shielded from view, however; both these elements are of traditional design and are considered acceptable. There will also be a new louvred door to the storage vault within the lightwell; this is considered acceptable here and it is not visible from the public realm.

The proposed rear extension shall replace a similar existing structure in the same location. The new aluminium framed extension is marginally larger than the existing with a lead clad parapet, however; the new extension does not project past the rear of the principal rear elevation, and is not considered to cause any harmful impact on neighbouring properties.

Timber French doors shall be installed to the rear, within an existing opening which shall be enlarged to accommodate the door height from an existing window opening. This arrangement is not considered to cause any harmful impact. Additionally, new paving shall be laid to the rear garden with some minor alterations to ground levels in order to facilitate this.

Given the scale of the works proposed, officers do not consider that the proposal would impact on the amenity of adjoining neighbours in terms of loss of privacy, overlooking, noise and disturbance, loss of daylight/sunlight.

The host property is not nationally listed or within a conservation area, however; it is recognised on the local list of heritage assets. The Conservation Officer was consulted on these proposals and raised no objection to the works.

No objections have been received prior to making this decision. The site's planning history was taken into account in 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 the London Plan 2016 and the National Planning Policy Framework 2019.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer