

Application ref: 2020/1881/P
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Date: 14 August 2020

Development Management
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Gobi Architects
29 New Zealand Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Hornby Close
London
NW3 3JL

Proposal:

Erection of a single storey rear garden extension, garage conversion and alteration of front garage door.

Drawing Nos: 019-A-P-000, 019-A-P-001, 019-A-P-100 (Received 29/04/2020), 019-A-P-101a, 019-A-P-200a, 019-A-P-300a (Received 13/08/2020)

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: 019-A-P-000, 019-A-P-001, 019-A-P-100 (Received, 29/04/2020), 019-A-P-101a, 019-A-P-200a, 019-A-P-300a (Received, 13/08/2020)

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

Informative(s):

- 1 Reason for granting permission-

The proposed single storey rear extension would be full width and sit within a south facing rear garden. It would be 2.7m high and 3m into the rear garden. Its flat roof design would adjoin an existing full width rear balcony at first floor level. The extension would cover 14.8sqm of the host building's rear garden area, this would be equivalent to 29% of the developable space within the rear garden area. The extension would sit on an area of hard landscaping. The extensions would remain visually subordinate within its context, with its bulk and massing visually contained at ground floor level, set below the cill of the first floor windows.

The proposed single storey rear extension would not be visible from the public realm. It would be constructed with bricks matching those on the host property and incorporate aluminium framed doors on its rear gravel roof. The proposed materials would be sensitive to the host property's character and appearance as such would be acceptable. Officers note that the proposed extension would be similar to a recently approved extension on the rear elevation of No.25 Hornby Close (2018/1492/ granted 25/04/2018).

Works to replace the existing garage door would be similar to a previously approved application at No.1 Hornby Close (2017/0079/P granted 29/03/2017). The existing front elevation garage door would be replaced by casement aluminium windows. The proposed windows would match the design, alignment, material and size of existing first floor windows. Areas around the proposed window would be made good with a white rendered concrete exterior. Officers consider the proposed design and arrangement would have an acceptable impact on the host property's character and appearance as well as the character and appearance of the wider street scene.

Given that no side elevation openings are proposed officers do not consider the proposed extension would give rise to adverse overlooking issues.

The proposed extension would sit along the boundary with No.11 Hornby close on an existing 3m deep and three storeys tall flank wall. Given the existing arrangement officers consider the proposed extension would not give rise to adverse daylight/overbearing impact on No.11 Hornby Close.

The proposed extension would replace a 2.2m high boundary wall along its boundary with No.9 Hornby Road. Given the proposed extension's modest depth and positioning within a south facing rear garden, officers consider the proposed extension would have an acceptable impact on the residential amenity of the neighbouring property by means of daylight/overbearing impact.

This application was considered acceptable on the basis of revised drawings showing the proposed roof plan and changes in floor level. No objection was received during the public consultation of this application. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the Emerging London Plan 2019; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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.

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', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment