

Application ref: 2020/0934/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
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Mr Ribeiro
10 Bloom Grove
London
SE27 0HZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
139 Fellows Road
London
NW3 3JJ

Proposal: Erection of single storey rear extension at lower ground floor level with enlarged upper ground floor rear roof terrace and erection of new front bin store.

Drawing Nos: 2001-PA-18.02.20-21 (A), 2001-PA-18.02.20-22 (A), 2001-PA-18.02.20-27 (A), 2001-PA-18.02.20-24 (A), 2001-PA-18.02.20-23 (A), 2001-PA-18.02.20-25 (A), 2001-PA-18.02.20-26 (A), 2001-PA-18.02.20-20 (A), 2001-PA-18.02.20-01 (A), 2001-PA-01.05.20-02 (A), 2001-PA-18.02.20-06 (A), 2001-PA-18.02.20-05 (A), 2001-PA-18.02.20-08 (A), 2001-PA-18.02.20-04 (A), 2001-PA-18.02.20-03 (A), 2001-PA-18.02.20-07 (A), 2001-PA-18.02.20-09 (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 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 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: 2001-PA-18.02.20-21 (A), 2001-PA-18.02.20-22 (A), 2001-PA-18.02.20-27 (A), 2001-PA-18.02.20-24 (A), 2001-PA-18.02.20-23 (A), 2001-PA-18.02.20-25 (A), 2001-PA-18.02.20-26 (A), 2001-PA-18.02.20-20 (A), 2001-PA-18.02.20-01 (A), 2001-PA-01.05.20-02 (A), 2001-PA-18.02.20-06 (A), 2001-PA-18.02.20-05 (A), 2001-PA-18.02.20-08 (A), 2001-PA-18.02.20-04 (A), 2001-PA-18.02.20-03 (A), 2001-PA-18.02.20-07 (A), 2001-PA-18.02.20-09 (A)

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission (ref 2018/2852/P) was recently approved at the application site for the erection of a single storey rear extension and front bin store. The current proposals match those previously approved at the site in terms of the size and design of the rear extension with the two changes being the repositioning of the approved bin store to the front and enlarged upper ground floor roof terrace to the rear.

As with the previous approval, the proposed rear extension would be constructed in brickwork and detailing to match the existing and would span the full width of the property. The proposed extension would not be visible from the public realm due to its location to the rear of the property and at lower ground floor, which thereby limits the impact of the proposal on the character and appearance of the wider conservation area.

The proposed timber bin store to be erected in the front garden at ground floor level would be of a suitable size for the storage of 5 x refuse bins, and the proposed materials are considered to be appropriate for its outdoor setting. The proposed bin store would not be highly visible from the streetscene as it would be screened by the existing front wall and hedge at the site.

The proposals would not have a significant impact on neighbouring amenity in terms of loss of light and outlook. Officers note that the proposed roof terrace would increase the size of the approved ground floor roof terrace area by approximately 12sqm. However, its location between the flank elevation of the existing closet wing at the application site and the tall boundary wall with No.141 Fellows Road would ensure views into neighbouring properties/gardens are largely screened. The proposed terrace is therefore not considered to cause unacceptable harm to neighbouring amenity in terms of

increased overlooking.

One objection was received following statutory consultation which raised concern with the lack of notification about the proposals and the potential for structural damage to neighbouring properties that share a boundary wall with the site. The application was advertised through the display of a site notice outside the property as well being published in the local press, in line with statutory requirements. Further, structural and party walls issues are civil matters which the Council would have no involvement with and would not influence the assessment of a planning application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has also been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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.
- 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.

- 5 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



Daniel Pope
Director of Economy, Regeneration and Investment