

Application ref: 2020/1778/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 30 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

CF.Architects Ltd
South Lodge
Wierton Hill
Boughton Monchelsea
Maidstone
ME17 4JS

Dear Sir/Madam

/DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**52 Savernake Road
London
NW3 2JP**

Proposal:

Erection of ground floor rear/side extension and rear 2nd floor rear extension to accommodate internal lift to all floors, fenestration changes on side elevation, and installation of balustrade around existing 2nd floor roof terrace

Drawing Nos: 290(P)A_001 Rev. 0; 290(P)A_002 Rev. 0; 290(P)A_003 Rev. 0;
290(P)A_010 Rev. 1; 290(P)A_011 Rev. 1; 290(P)A_012 Rev. 1; 290(P)A_013 Rev. 1;
290(P)A_014 Rev. 0; 290(P)A_015 Rev. 1; 290(P)A_016 Rev. 1; 290(P)A_017 Rev. 1;
290(P)A_021 Rev. 0; 290(P)A_032 Rev. 1; 290(P)A_030 Rev. 3; 290(P)A_031 Rev. 3;
290(P)A_036 Rev. 2; 290(P)A_037 Rev. 2; 290(P)A_042 Rev. 1; Design, Access &
Heritage Statement dated 17th April 2020 Rev - 00.

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 policies 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:

290(P)A_001 Rev. 0; 290(P)A_002 Rev. 0; 290(P)A_003 Rev. 0; 290(P)A_010 Rev. 1; 290(P)A_011 Rev. 1; 290(P)A_012 Rev. 1; 290(P)A_013 Rev. 1; 290(P)A_014 Rev. 0; 290(P)A_015 Rev. 1; 290(P)A_016 Rev. 1; 290(P)A_017 Rev. 1; 290(P)A_021 Rev. 0; 290(P)A_032 Rev. 1; 290(P)A_030 Rev. 3; 290(P)A_031 Rev. 3; 290(P)A_036 Rev. 2; 290(P)A_037 Rev. 2; 290(P)A_042 Rev. 1; Design, Access & Heritage Statement dated 17th April 2020 Rev - 00.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a semi-detached building with the rear elevation facing the rail line and Parliament Hill behind it. There are numerous properties along this stretch of Savernake Road that have been extended to the rear at ground and upper levels. The existing extensions are varied in size and character but they generally maintain visibility of the rear elevations at upper floors.

Previous planning permission has been granted for a similar proposal as part of planning application ref no. 2019/1631/P dated 14/02/2020. The main differences between the current proposal and the previous ones are in relation to the window openings at ground and first floor levels and height of the two-storey element being proposed higher by 0.3m.

The proposed extension would wrap around the existing closet wing at ground level, and open to the side and rear with wide metal framed windows and doors. At second floor level the proposed extension would have a modest projection and height and would maintain the width of the extension below. It is noted that the second floor extension does not comply with CPG Altering and Extending your home requirements for extensions to be full storey below the roof eaves, the proposal would have the size and location similar with many other 2nd floor extensions along the rear elevations of the neighbouring buildings. This is also higher by 0.3m from the previous proposal which is not considered to materially affect the character and appearance of the rear elevation, and therefore considered acceptable.

The proposal would maintain the terrace at 2nd floor level, slightly reduced by the extension. The terrace would be enclosed by simple metal railings which is accepted.

The proposal also includes replacing the window on the rear elevation with a larger one which is accepted.

Overall the proposed extensions and alterations would preserve the character and appearance of the host building, adjacent ones and wider area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

In relation to the neighbouring amenity, due to the proposals modest projection and location, and retention of existing terrace space, it is considered that no significant harm would be caused to neighbouring amenity in terms of loss of light, outlook nor privacy.

In relation to transport, the proposal includes an electric car charging point in the front curtilage. Transport officers consider this acceptable.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 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.
- 4 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.

- 5 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.

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 written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment