

Application ref: 2020/3465/P
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Date: 14 October 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

David Money Architects
21 Claylands Place
London
SW8 1NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Langland Gardens
London
NW3 6QE

Proposal:

Erection of single storey rear infill extension and two storey projecting bay window onto rear elevation; enlargement of front lightwell and alteration of side facade fenestration at basement level.

Drawing Nos: DMA_3.03.01_Existing basement level plan; DMA_3.03.02_Existing ground floor plan; DMA_3.03.03_Existing first floor plan; DMA_3.05.01_Existing rear elevation; DMA_3.05.02_Existing side elevation; DMA_3.12.01_Proposed basement level plan; DMA_3.12.02_Proposed ground floor plan; DMA_3.12.03_Proposed first floor plan; DMA_3.14.01_Proposed rear elevation & section C; DMA_3.14.02_Proposed rear elevation & section A; DMA_3.14.03_Proposed side elevation & section B.

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:
DMA_3.03.01_Existing basement level plan; DMA_3.03.02_Existing ground floor plan; DMA_3.03.03_Existing first floor plan; DMA_3.05.01_Existing rear elevation; DMA_3.05.02_Existing side elevation; DMA_3.12.01_Proposed basement level plan; DMA_3.12.02_Proposed ground floor plan; DMA_3.12.03_Proposed first floor plan; DMA_3.14.01_Proposed rear elevation & section C; DMA_3.14.02_Proposed rear elevation & section A; DMA_3.14.03_Proposed side elevation & section B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would infill a space under the balcony at upper ground floor. The minor scale of this extension would not significantly alter the appearance of the rear elevation. The addition of a two storey bay window would provide a consistent elevation as it would terminate below the existing 1st floor roof terrace. It is considered appropriate in bulk, form and design. There are no significant architectural details on the rear elevation that would be lost as a result of this two storey extension. It is also noted that the character of rear development along this terrace is varied in both height and form. The fenestration and cladding would be crittal-style metal windows, zinc roofing and a standing seam zinc façade, in a charcoal-grey colour. These materials, despite being contemporary and distinct from the main house, are considered acceptable in this context. The flank wall set back from the boundary with No.23 will continue as a parapet to replicate the balustrade details of existing balconies above.

The alterations to front lightwell steps are considered minor and would not cause harm to the character of the building or streetscene. The changes in fenestration on the side elevation at lower ground floor are consistent with the windows on upper floors and are an acceptable alteration.

Overall the extensions and alterations will not harm the character or appearance of the property and conservation 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received during the course of this application. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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 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.

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.

Daniel Pope
Director of Economy, Regeneration and Investment