

Application ref: 2020/1975/P
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JOSEF-WHITEMAN ARCHITECTS LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 St Silas Place
(formerly Flat 5
Westwell)
Prince Of Wales Road
London
NW5 3QN

Proposal:
Erection of a two storey extension facing St Silas Place.
Drawing Nos: 1938-4-P-5, 1938-4-P-6, 1938-EXTG_planselevations (Received 05/05/2020), 1938-4-P-10 Rev A, (Received 21/10/2020)

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 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: 1938-4-P-5, 1938-4-P-6, 1938-EXTG_planselevations (Received 05/05/2020), 1938-4-P-10 Rev A, (Received 21/10/2020)

Reason:

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

Informative(s):

- 1 Reason for granting permission-

The application property relates to a two storey mid-terrace modern block on the eastern side of St Silas Place, to the rear of the Westwell & Wingham. The property comprises a yellow brick and uPVC cladding exterior, fronting an inner court yard with St Silas Place to the east. The building is located in the south eastern corner of a small post war development containing two rows of three properties. This application relates to the erection of a two storey extension facing St Silas Place.

The proposed extension's design, form, bulk and massing would be very similar to already built two storey rear extension on the adjoining neighbour at 14 & 15 St Silas Place. The neighbouring extension (Camden planning ref 2017/1557/P) was granted on appeal in 2018 (ref APP/X5210/W/17/3189877). The Planning Inspector considered the 'extension would be relatively modest and insofar as the host building is concerned would not; increase its overall height, alter its fundamental size and shape or challenge its dominance. It would therefore be appropriate in terms of scale and bulk.'

The current application includes a chamfered north flank wall (along the boundary wall with No.4 Westwell) which mimics the approach taken on the neighbouring property, described by the inspector in the appeal as "a welcome but quirky addition, adding not only to the mix of styles in the area but also interest to a building which otherwise lacks architectural subtlety". The proposed extension would use materials matching the style and appearance of the host property. The use of timber cladding and matching bricks in this context would respect the visual character and the surrounding streetscene.

Officers consider that the appeal decision, determined on the basis of current policy, is a significant material consideration which is directly relevant to the current application. Despite the almost full height nature of the extension, which would normally be resisted as contrary to policy and Camden Planning Guidance, in the context of the appeal decision it would be justified to refuse the proposals on design grounds.

The main view of the adjacent Grade II* Listed St Silas Church is south-north directly up St Silas place from Prince of Wales Road. It is considered that the proposed extension would not harm the setting of this listed building.

The proposed extension shares a boundary with No.4 Westwell on its (northern). The proposed extension would project 1m from the boundary wall before being chamfered back from the windows. Officers carried out a 45 degree test on the proposed floor plan of No.4 and it is considered that the angled elevation would result in limited impact on the quality of amenity experienced in the adjoining property.

The proposed extension shares its southern boundary with the property at No.14&15 St Silas Place. Officers note that a previously approved chamfered northern flank elevation of No.14&15 included side facing windows but the windows were replaced by timber cladding under application ref 2020/2534/P. Therefore, it is not considered that the proposed extension would not have an adverse daylight/sunlight impact on the neighbouring property and the form of the extension on this boundary is therefore acceptable.

The application property sits within a relatively high-density residential area with a high level of mutual overlooking of rear gardens and windows. Given that the proposed development does not incorporate any side or angled windows it is not considered that the proposed development would give rise to any increased opportunities for overlooking or loss of privacy in neighbouring properties.

- 2 Officers consider other works related to the replacement of existing uPVC cladding with timber across the whole building as well as the installation of replacement door and windows would be acceptable within this context.

This application is considered acceptable on the basis of revised drawings received showing the proposed extension as having a chamfered design along its boundary with No.4.

Three objections were received from neighbouring properties, although one objection was subsequently withdrawn. Details of objections are in the consultation summary. As set out above, the site and local planning history were key factors in determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2018; and the provisions of the National Planning Policy Framework 2019.

- 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



Daniel Pope
Chief Planning Officer