

Application ref: 2020/3276/P
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Date: 24 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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Mr Theodore Petrohilos
Studio 8A, Stamford X, Gillett Stre
London
N16 8JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
63 Torriano Avenue
London
NW5 2SG

Proposal:

Erection of a single storey rear and side infill extension.

Drawing Nos: Existing: 0014-UW-X1.001, 0014-UW-X1.100, 0014-UW-X1.101, 0014-UW-X2.102, 0014-UW-X2.103 (North), 0014-UW-X2.103 (South), 0014-UW-X2.104
Rev 01

Proposed: 0014-UW-A1.100, 0014-UW-A1.101, 0014-UW-A2.102, 0014-UW-A2.104
Rev 01, 0014-UW-A3.100, 0014-UW-A3.102, 0014-UW-A2.104, 0014-UW-A2.101,
0014-UW-A2.103

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 0014-UW-X1.001, 0014-UW-X1.100, 0014-UW-X1.101, 0014-UW-X2.102, 0014-UW-X2.103 (North), 0014-UW-X2.103 (South), 0014-UW-X2.104 Rev 01, 0014-UW-A1.100, 0014-UW-A1.101, 0014-UW-A2.102, 0014-UW-A2.104, 0014-UW-A3.100, 0014-UW-A3.102, 0014-UW-A2.104 Rev 01, 0014-UW-A2.101, 0014-UW-A2.103.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear and side infill extension would be subordinate to the host property in scale and design. It would appropriately be made up of brickwork of match the host property with modern sliding doors to the rear elevation. Given that it would be single storey and contained to the rear, it would not readily visible from the public realm and as such, the inclusion of modern sliding doors is not considered to be harmful in this instance. It would include a small courtyard and would extend 1.3m in depth beyond the existing rear building line. The design, scale, siting and materials of the proposals would not cause harm to the character and appearance of the host property and surrounding area.

The loss of soft landscaped rear garden space is regrettable, however, it is considered that a sufficient proportion would be retained (38.6 sqm retained from 51.3 sqm existing). The proportion of soft landscaped garden space retained would continue to be more than that of other neighbouring properties within the same terrace grouping, including Nos. 59, 65 and 67, and as such in keeping with what has been established in the immediate surrounding area.

It is not considered there would be any significant detrimental impact to residential amenity. The access points to the subject property would remain as existing, no new views would be afforded and there would be no change in use. To the north the side infill extension would be of a similar height as the existing boundary wall shared with No. 65. To the south the extension would extend an additional 1.3m beyond the rear outrigger of No. 61, which contains no rear fenestration at ground floor level. As such, it is not considered that the proposed development would cause any significant harm to light or outlook.

One objection comment was received following statutory consultation, this has been addressed in the associated consultation summary document. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017, policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016), the London Plan (2016), the London Plan intend to publish (2019) and 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.

- 4 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).

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer