

Application ref: 2020/4126/P
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Date: 7 December 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

UPP - Urban Planning Practice
74 Brent Street
London
NW4 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**83 St Augustine's Road
London
NW1 9RR**

Proposal:

External alterations including erection of single storey lower ground floor rear extension with associated roof terrace.

Drawing Nos: 083ST-A-01-001, 083ST-A-01-002-REVA, 083ST-A-02-001, 083ST-A-02-002, 083ST-A-03-001, 083ST-A-03-002, 083ST-A-03-003, 083ST-A-03-004, 083ST-A-03-005, 083ST-A-03-006, 083ST-A-05-001, 083ST-A-05-002, 083ST-A-06-001, 083ST-A-06-002, 083ST-A-06-003, 083ST-A-03-004, 083ST-A-02-101, 083ST-A-02-102-REVA, 083ST-A-03-101-REVA, 083ST-A-03-102-REVA, 083ST-A-03-103-REVA, 083ST-A-03-104, 083ST-A-03-105-REVA, 083ST-A-03-106REVA, 083ST-A-05-101REVA, 083ST-A-05-102, 083ST-A-06-101, 083ST-A-05-102, 083ST-A-06-103, 083ST-A-03-104-REVA

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:
083ST-A-01-001, 083ST-A-01-002-REVA, 083ST-A-02-001, 083ST-A-02-002, 083ST-A-03-001, 083ST-A-03-002, 083ST-A-03-003, 083ST-A-03-004, 083ST-A-03-005, 083ST-A-03-006, 083ST-A-05-001, 083ST-A-05-002, 083ST-A-06-001, 083ST-A-06-002, 083ST-A-06-003, 083ST-A-03-004, 083ST-A-02-101, 083ST-A-02-102-REVA, 083ST-A-03-101-REVA, 083ST-A-03-102-REVA, 083ST-A-03-103-REVA, 083ST-A-03-104, 083ST-A-03-105-REVA, 083ST-A-03-106REVA, 083ST-A-05-101REVA, 083ST-A-05-102, 083ST-A-06-101, 083ST-A-05-102, 083ST-A-06-103, 083ST-A-03-104-REVA

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is at lower ground floor and there is no significant excavation involved in the development, the extension is therefore not considered to be subterranean development. The proposed lower ground floor rear extension is considered to be a subservient addition to the host building. The rear bay window is a key architectural feature of the building and would be preserved from upper ground floor level. The extension would have a similar massing and depth to the lower ground floor extension at no.83. It is noted that no. 81 has a large two storey rear extension. The proposed extension would therefore respect the established pattern of neighbouring rear development. The existing metal railings at upper ground floor would be replaced to a similar extent on the flat roof of the extension. The proposed fenestration would be acceptable in terms of materiality and size. Overall the proposal is considered to be acceptable in terms of its design and would not be harmful to the character of the host building, nor would it be harmful to the surrounding Camden Square Conservation Area.

The size of the proposed terrace has been reduced and is now similar to the size to the existing terrace at the site (approx 7.5sqm) and is not considered to exacerbate current levels of overlooking towards neighbouring windows and rear gardens. Overlooking towards no.81 would be mitigated by the built form of this properties two storey rear extension and the terrace is set away from no.

83 so as not to cause harmful overlooking. Furthermore, the overall size, depth and location of the proposed extension would ensure no harm is caused to neighbouring amenity in terms of loss of light or outlook.

The site's planning and appeal history has been taken into account when coming to this decision. Two objections from two separate addresses were received in relation to the proposal following public consultation. These objections are addressed in a separate consultation summary.

Special regard has 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 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 March 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.

- 5 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.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer