

Application ref: 2020/4383/P
Contact: Laura Hazelton
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Date: 14 January 2021

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

Kasia Whitfield Design
90A Fellows Road
Belsize Park
London
NW3 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
6 Priory Terrace
London
NW6 4DH

Proposal:

Erection of single storey rear extension on first floor level following demolition of existing single storey conservatory to residential flat (renewal of previous approval ref: 2016/0506/P).

Drawing Nos: OS Map (Location Map); PT6/EX2; PT6/EX3; PT6/EX4; PT6/PP2 rev A; PT6/PP3 rev A; PT6/PP4 rev A; Design and Access Statement.

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: OS Map (Location Map); PT6/EX2; PT6/EX3; PT6/EX4; PT6/PP2 rev A; PT6/PP3 rev A; PT6/PP4 rev A; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

This planning application is a resubmission of a previously approved and now expired application for identical works (approved on 17 March 2016 under reference 2016/0506/P). Since the previous application was granted, the new Camden Local Plan has been adopted; however there have been no material changes to the relevant design and heritage policies or site context that would affect its acceptability.

The proposed first floor single storey rear extension is subordinate in scale and location to the first floor flat and host building, and respects the character and setting of the neighbouring buildings. The extension will measure 4.3m wide with a height of 2.8m from the first floor level (5.8m from ground level). The design is appropriate for the conservation area and host building; it will be constructed of matching rendered brickwork with a flat roof featuring a flush rooflight. The extension will also feature timber framed windows and aluminium sliding doors. The location of the extension at the rear of the building would mean it has a limited impact on the conservation area as it would not be visible from the public realm.

Due to the proposed extension's size and location, there would be negligible harm to any adjoining occupiers in terms of natural light, outlook, privacy, light spill or added sense of enclosure. Overlooking concerns to neighbouring properties have been decreased as a result of the flank side wall of the proposal in comparison to the existing conservatory in this location.

The proposal will still retain a proportion of outdoor amenity space upon the first floor level terrace while the garden space will remain unaltered.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 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 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 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.

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 a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer