Camden

TG Studio
10 Rathbone Place
London
W1T 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36 Ferncroft Avenue
London
NW3 7PE

Proposal:
Alterations to existing ground floor rear extension including introduction of double glazed French doors, addition of a roof lantern and blocking up of side window.

Drawing Nos: 239 - P100, P101, P200, P210, P211, P212, P220, P300, P310, P311, P312, P320, 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy SD 4 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish).

3   The development hereby permitted shall be carried out in accordance with the following approved plans 239 - P100, P101, P200, P210, P211, P212, P220, P300, P310, P311, P312, P320, Access Statement

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

Informative(s):

1   Reasons for granting permission.

The proposed alterations are to the rear of the property which holds less significance than the front elevation by virtue of its lack of visibility from the public realm. The host building has been extended previously to the rear. The replacement of the rear extension's sliding doors with hardwood sash French doors is welcomed. The French doors would relate better to the style and character of the host building and conservation area. The addition of a double glazed glass roof lantern to the rear extension is a minor alteration which would not impact the character or appearance of the host building. The blocking up of a window to the side elevation of the extension is also acceptable.

The proposals would not cause harm to neighbouring residential amenity in terms of loss of light, outlook or privacy.

The proposal is considered to preserve the character and appearance of the 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.

No objections have been received from residents prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal would also comply with policy SD 4 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish). The proposed development also accords with the London Plan 2016, London Plan 2020 Published version 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+Re quirements+%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