

Application ref: 2020/5708/P
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Date: 3 March 2021

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London Borough of Camden
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Mrs Janine Brand
26 Glenhurst Avenue
London
NW5 1PS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Glenhurst Avenue
London
NW5 1PS

Proposal:
Erection of a single storey rear extension.
Drawing Nos: 041-P-000Rev00,041-P-001Rev00,041-P-002Rev00, 041-P-003Rev00,
041-P-004Rev00,041-P-005Rev00,041-P-006Rev00,041-P-007Rev00,Design &
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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

041-P-000Rev00,041-P-001Rev00,041-P-002Rev00, 041-P-003Rev00, 041-P-004Rev00,041-P-005Rev00,041-P-006Rev00,041-P-007Rev00,Design & access statement.

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

Permission is sought for a full width rear extension following the removal of an existing part width single storey addition. The proposed extension is full width and projects 1.5m from the rear elevation with fully glazed doors along the rear elevation a sloped roof comprising glazed panels.

A part width extension projecting out to the rear boundary was previously approved under planning permission 2018/5395/P. The scale of the current proposal is considered to be subordinate in scale to the host building. The proposed design and materials, with the use of a white lime rendered finish and use of aluminium would not harm the character of the host building.

The predominant character of extensions within this terrace is part width rear additions of varying depths. In this case it is considered that whilst full width, due to the minimal depth, use of glazing within the rear elevation of roof that

the extension would not harm the overall character and appearance of the wider terrace. It would not be seen from public viewpoints and is considered to have a minimal affect to the conservation area.

Due to the limited depth of the extension, it would not have a detrimental impact on the amenity of any adjoining relimited residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or sense of enclosure.

The extension would not result in a significant loss of biodiversity to the site, and would retain a sufficient area of amenity space.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park conservation area, under s.72 of the 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 D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and policies DC4 of the Dartmouth Park Neighbourhood Forum Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2019.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer