

Application ref: 2020/5643/P
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Date: 9 March 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

Matthew Wood Architects Ltd
The Tea Factory
110 Endwell Road
London
SE4 2LX
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
43 Ornan Road
London
NW3 4QD

Proposal: Erection of ground floor rear extension, partial first floor rear extension and re-fronting rear with brick, alterations to fenestration to front and rear, alterations to front porch and continuation of ground floor brick plinth.

Drawing Nos: E1.0, E2.0, E3.0, E0.1, E1.3, P3.0, P1.1, P1.0, P2.0-B

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans E1.0, E2.0, E3.0, E0.1, E1.3, P3.0, P1.1, P1.0, P2.0-B

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the front elevation have been significantly revised on Officers advice, in order to respect the existing style and character of the building.

The existing front elevation has been substantially altered at least two times. This has resulted in harm to the building's composition and symmetry with the adjoining property. To the front elevation, there is a horizontal brick plinth under the windows, which is consistent on other neighbouring properties. This would be continued along to the underside of the ground floor windows. At first floor, horizontal timber cladding to match the existing and new windows and would be installed in place of an existing rendered blind bay projection. The uPVC windows at first floor would be replaced with square aluminium frame windows which is welcomed. The front porch has been altered with brown timber cladding fitted and full height glazed doors installed at ground. This would be returned to horizontal cladding and windows installed to match the first floor. The existing material palette would be retained, specifically the tiling above the porch and existing horizontal cladding. Overall the works to the front elevation would enhance the existing style and character of this 1960s semi-detached house.

The roof would be replaced with copper to match the existing. The rear elevation has been significantly altered and makes little contribution to the character of the street as a result of its lack of visibility. The scale of the part single, part two storey rear extensions are considered subordinate to the building. The re-fronting of this elevation with brick and large openings is considered acceptable. There would be horizontal mortar brick courses to provide visual interest. It is considered acceptable for the rear to have a different architectural language to the front given that the site not in a conservation area and is not visible from the street.

The increase in depth in the rear at ground and first floor would not adversely impact neighbouring residential amenity.

Two objections have been received from residents relating to the works to the front elevation. These concerns were addressed with revised drawings prior to making this decision. Please note that the subject property, while it may affect the setting of a conservation area, it is not located within one. The planning

history of the site has been taken into account when coming to this decision.

- 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.

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