

Application ref: 2020/4551/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 18 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

Gundry and Ducker Architecture
3 Garrick Street
LONDON
WC2E 9BF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Rothwell Street
London
NW1 8YH

Proposal:
Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and windows, all to dwelling.

Drawing Nos: 405_Covering Letter; Heritage Statement October 2020 Rev A
12.02.2021; 405_PROP_01 Rev A; 405_GS_01 Rev A; 405_GS_02 Rev A;
405_PROP_04 Rev A; 405_GE_01 Rev B; 405_EX_00; 405_EX_01; 405_EX_02;
405_EX_03; 405_EX_04; 405_EX_05; 405_EX_06; 405_EX_07; 405_EX_08;
405_PROP_01; 405_PROP_02; 405_PROP_03; 405_PROP_05; 405_PROP_06;
405_PROP_07; 405_PROP_08.

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:

405_Covering Letter; Heritage Statement October 2020 Rev A 12.02.2021;
405_PROP_01 Rev A; 405_GS_01 Rev A; 405_GS_02 Rev A; 405_PROP_04
Rev A; 405_GE_01 Rev B; 405_EX_00; 405_EX_01; 405_EX_02;
405_EX_03; 405_EX_04; 405_EX_05; 405_EX_06; 405_EX_07; 405_EX_08;
405_PROP_01; 405_PROP_02; 405_PROP_03; 405_PROP_05;
405_PROP_06; 405_PROP_07; 405_PROP_08.

OR

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

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension would sit in between the existing three storey rear closet wing at the application site and neighbouring one at no. 3 Rothwell Street at basement level. This would be set back from the rear line of the closet wing and extend one storey. The scale and proportion of the extension are subordinate to the host building and wider terrace row. The extension would be lightweight, with a glazed rear wall with thin frames and doors opening into the rear garden. The dimensions of the window panes would fit in with the existing character of the existing windows and host building overall. The detailed design is therefore considered to respect and preserve the character and architectural quality of the host building and wider terrace.

The building currently has a balcony at ground level with external staircase to the rear garden. The proposal would provide new metal railings and a staircase, with a simple design to fit in with the existing character. The existing door into the balcony would be replaced with a similar French door with period pattern. The proposed alterations would preserve the appearance of the host building and therefore acceptable.

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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on neighbouring amenity the proposed rear extension and balcony due to their modest projection and existing situation are not considered to result in harmful overlooking, nor loss of light. The other alterations are considered minor and by their nature are not considered to result in harmful loss of amenity to neighbouring occupiers.

No objections were received prior 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, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 2 The proposal includes conversion of existing building from two self-contained flats, one at basement level and one at the upper floors into a single-family dwelling. In this instance, this change is not considered development to require planning permission and therefore acceptable.
- 3 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).
- 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer