

Application ref: 2021/0901/P  
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Date: 29 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MoreSpace  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Ground Floor**  
**4 Savernake Road**  
**London**  
**NW3 2JN**

Proposal:

Erection of a single storey infill extension to the rear at ground floor level.  
Drawing Nos: 01 280421; 02 280421; 03 280421; 04 280421; 05 280421; 06 280421; 07 280421; 08 280421; Site location map commissioned by UK Planning Maps and Design and Access Statement commissioned by More Space no date.

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: 01 280421; 02 280421; 03 280421; 04 280421; 05 280421; 06 280421; 07 280421; 08 280421; Site location map commissioned by UK Planning Maps and Design and Access Statement commissioned by More Space no date.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal will infill an existing patio area to the flank elevation with no 2 Savernake Road. The applicant initially submitted a scheme for a wrap-around extension that would result in the loss of the bay window and protrude further into the rear garden. However, following discussions with officers, the loss of the historic bay window would not be supported and the proposal was revised to an infill addition that is setback from the existing bay window. The proposed infill extension would not impact on the historic significant of the host building and would be appropriately setback from the rear façade. The infill extension is considered acceptable in design and appearance, the scale would be subordinate to the host building and given its setting to the flank elevation the extension would preserve the overall character and appearance of the host building and wider Mansfield Conservation Area surrounding area.

The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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.

The proposed infill extension would constructed with brick to match, with aluminium framed door and a roof light. A lightwell is proposed to the rear measuring approximately 2m in depth and the proposed side addition would consist of a mono-pitched roof that rises between 2m adjoin the boundary with no. 2 Savernake Road to 3m in height. Given the design and the finishing height, officers do not consider that the development would harm the amenity of neighbouring occupants with regards to loss of privacy, loss of daylight/sunlight, sense of enclosure, noise or pollution.

No representations were received following public consultation. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1, D1

and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyobs@camden.gov.uk](mailto:transportpolicyobs@camden.gov.uk) for further details.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer