

Application ref: 2021/0609/P
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Date: 10 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

PAD
4 Abbott's Place
London
NW6 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
91 Messina Avenue
London
NW6 4LG

Proposal: Erection of rear/side ground floor extensions

Drawing Nos: LOC.00; EX.01; EX.02; EX.03; PR.01; PR.02 and PR.03 A.

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:

LOC.00; EX.01; EX.02; EX.03; PR.01; PR.02 and PR.03 A.

Reason:

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

- 4 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a single storey rear extension measuring 3m deep from the existing outrigger, 3.4m wide and stand at 3m. The side/rear infill element measures 7.1m deep, 2.2m wide and was revised to stand at 2m high on the boundary sloping up to 2.9m. It is noted that similar side infills are not an uncommon feature on this side of the rear and the development would not appear out of character with the prevailing pattern of development. The revised extensions are considered to be subordinate in relation to the host property, retain sufficient garden space and are constructed of brick to match the existing with timber fenestration which is acceptable.

Overall the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and wider area.

It is noted that although No.89 sits at a lower level to the site, that reducing the height on this side down to 2m would have the same impact as erecting a side boundary of 2m which can be done under permitted development. The boundary shared with No.93 is much taller at nearly 3m which would largely screen this extension. Given the above it is not considered that the development would have a detrimental impact on either adjoining neighbour in terms of loss of light, outlook, privacy or a sense of enclosure.

Two objections were received during the statutory consultation period regards concerns the property would be used for short-term lets and drainage which were duly taken into consideration. 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 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at 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.

- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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 top left corner of the page.

Daniel Pope
Chief Planning Officer