

Application ref: 2021/1409/P
Contact: Angela Ryan
Tel: 020 7974 3236
Email: Angela.Ryan@camden.gov.uk
Date: 8 June 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

ZAAVIA DESIGN LTD
15 YOXLEY DRIVE
ILFORD
IG2 6PZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

132 Drummond Street
London
NW1 2PA

Proposal:

Erection of a single-storey rear extension.

Drawing Nos: Site Location Plan; ZAAVIA/132DS/101 A; 102 A; 103 A; 104 A; 105 A;
106 A; 107 A; 108 A; 109 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- Site Location Plan; ZAAVIA/132DS/101 A; 102 A; 103 A; 104 A; 105 A; 106 A; 107 A; 108 A; 109 A

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

Informative(s):

- 1 Reasons for granting permission

The site comprises a three-storey building with restaurant use located on the ground floor and residential development located on the upper floors. It lies within a terrace of one, three and four storey buildings where the ground floors are typically being used for commercial purposes with residential use located above.

The proposal is for a single-storey flat roofed rear extension to the existing ground floor single-storey rear extension that accommodates a kitchen area. The extension would be, 2.5m high, 3.9m long, and 1.2m wide. A new door is to be installed on the side elevation. The existing ground floor extension is also proposed to be slightly enlarged to make it 0.2m wider extending to the site boundary. It will be 2.9m long and 3.6m high, matching the height of the existing rear extension.

The extension will be constructed of facing brick, with a warm deck flat roof to match the existing. The site is fairly constrained and has a juxtaposition of buildings to the west, east and north. As such the proposed rear extension would be largely obscured and would not be readily visible from the surrounding properties or the wider public realm and would therefore not detract from the appearance of the host building or the character and appearance of the wider area.

Given that the rear extension would be located to the rear at ground floor level, it would not cause harm to neighbouring amenity in terms of overlooking, loss of privacy or outlook or loss of natural sunlight/daylight. As such the development would not have any significant effect on existing residential amenity.

No objections/comments were received following the consultation exercise. The site's planning history was taken into account when coming to this decision.

The proposed development is considered to be in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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)
- 6 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.

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