

Application ref: 2021/1514/P
Contact: Angela Ryan
Tel: 020 7974 3236
Email: Angela.Ryan@camden.gov.uk
Date: 21 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

ADARA
20 Bittacy Road
London
NW7 1BP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
17 Ferncroft Avenue
London
NW3 7PG

Proposal: Erection of a single storey rear infill extension to rear terraced area at first floor level

Drawing Nos: Site Location Plan; 01; 02; 03; 04; 05; 06; 07

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: Site Location Plan; 01; 02; 03; 04; 05; 06; 07

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a single-storey infill extension located under the existing overhang to the first-floor rear terraced area. The existing brick piers located either side of the existing overhang will be expanded in materials to match (brickwork) with glass panels inserted centrally. A glass door is proposed to be installed on the rear elevation of the extension.

The proposal is considered to be acceptable in terms of its size, location and use of materials. The resulting ratio of solid to void spaces is considered to be proportionate in terms of its relationship with the host building and the existing townscape. There is a precedent for this type of extension at nos. 15 and 23 Ferncroft Road and therefore the development would be in keeping with the existing townscape character.

The development would not be readily visible from the wider public realm, although it will be visible from some vantage points from the rear of properties that form this group of buildings. As such, it is considered that the development would not be harmful to the appearance of the host building or the character and appearance of this part of the Redington Froggnal conservation area.

No objections have been received following the consultation process. The site's history has been taken into account prior to coming to this decision.

The proposed extension is not proposed to protrude beyond the existing canopy/porch structure or beyond the existing brick piers, As such, it is considered that the development would not have any adverse impact on existing residential amenity by way of the creation of loss of light, privacy or outlook, light spill or noise nuisance.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021, National Planning Policy Framework 2019 and policies SD 5 and BGI 3 of the Redington Froggnal Neighbourhood Plan 2020.

- 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 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.
- 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)
- 5 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



Daniel Pope
Chief Planning Officer