

Application ref: 2021/1899/P
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Development Management
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Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Laurier Road
London
NW5 1SG

Proposal:

Erection of single storey rear infill extension at lower ground floor, installation of flue at the side elevation and new bin store to the front of the property

Drawing Nos: S01; 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012;

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: S01, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012

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

- 4 Before the relevant part of the work is begun, detailed drawings, to include sections 1:50, front elevation and product specification of materials to be used in respect of front bin store, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The site is a four storey semi-detached property with the main entrance at upper ground floor level. The site is in Dartmouth Park conservation area but is not listed.

The proposed rear extension would sit at lower ground floor level to the rear and it would infill the area adjacent to the existing closet wing. Due to its scale, projection and footprint the extension would be subordinate to the host dwelling, neighbouring ones and wider area. The extension would open into the garden with large double doors and detailed fenestration surround. The proposed design and materials, would reflect the age, character and appearance of the host building and neighbouring ones which is accepted.

The proposal includes a flue to side elevation, which would be set back from front elevation. Given that numerous other neighbouring properties have installed flues to the side, it is considered that the proposed flue would not cause any harm to the character of the building or wider conservation area.

The proposed bin store would be located in the front garden adjacent to the boundary wall with no. 20. This would rise slightly above the boundary wall between the properties which is considered appropriate in this location. The scale of the proposed bin store is considered to be subordinate to the front garden and host building. Given its prominent location and to ensure high quality design, further details would be secured by condition.

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.

Due to its size, scale, siting and detailed design of the proposed rear extension, it would not cause any significant loss of light, outlook or privacy to any neighbouring properties surrounding the site.

In addition, due to its scale and siting, the proposed bin store would not result in impact to neighbour amenity by way of privacy, overlooking, outlook and loss of daylight/sunlight.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the policies of the, the London Plan 2021 and 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer