

Application ref: 2021/1658/P
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Date: 6 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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CAMplan
Apartment 49, No.1 Fletcher Gate
Adams Walk
Nottingham
NG1 1QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Gascony Avenue
London
NW6 4ND

Proposal: Erection of single storey rear extension to lower flat and associated relocation of external staircase to upper flat

Drawing Nos: 0789A Location; 0789A Site; 0789.P.0101; 0789.P.0103 Rev H;
0789.P.0104 Rev E; 0789.P.0105 Rev F; 0789.P.0106 Rev B; 0789SK0108B;
0789.P.0109; 0789.P.0110

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0789A Location; 0789A Site; 0789.P.0101; 0789.P.0103 Rev H; 0789.P.0104 Rev E; 0789.P.0105 Rev F; 0789.P.0106 Rev B; 0789SK0108B; 0789.P.0109; 0789.P.0110.

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

- 3 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.

- 4 The flat roof above the extension hereby permitted shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The proposed single storey rear extension would be subordinate to the host building in terms of siting, scale, footprint and proportions and it would be constructed with materials to match the host building. The extension would be built up to the edge of the existing lower ground floor rear window; nevertheless, it is considered that the extension would respect and preserve the original design and proportions of the host building, including its architectural period and style, particularly because it is to the rear, at a low level of the building and not visible in the public realm.

The existing spiral staircase which serves the upper flat would need to be altered to accommodate the new extension. The proposed design of the staircase is considered to represent a suitable solution as it does not involve the creation of a raised platform which might give rise to overlooking issues. Overall, it is not considered that the resultant staircase would detract from the character and appearance of the host building, or the wider area.

It is not considered that the proposed extension and relocated staircase would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. A condition is attached to ensure the new flat roof is not used as a terrace or sitting out area, in order to prevent unacceptable overlooking to neighbours.

The plans have been revised during the course of the application. The extension would now be single storey in height as opposed to two storeys, and the staircase design has been simplified. The changes are welcomed in both design and amenity terms.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is 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 provisions of 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.

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