

Application ref: 2021/0857/P
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Date: 15 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Atelier iad
35 Westacott Close
London
N19 3LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Collard Place
London
NW1 8DU

Proposal: Erection of single storey rear extension.

Drawing Nos: 21-002 OS 50 Rev 00, 21-002 OS 51 Rev 00, 20-002 E 100 Rev 00, 20-002 P 100 Rev 01, 20-002 E 200 Rev 00, 20-002 P 200 Rev 01.

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: 21-002 OS 50 Rev 00, 21-002 OS 51 Rev 00, 20-002 E 100 Rev 00, 20-002 P 100 Rev 01, 20-002 E 200 Rev 00, 20-002 P 200 Rev 01.

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

- 4 The roof of the extension hereby permitted shall not be used as an amenity roof terrace or balcony at any times.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 proposed extension would sit at the rear of the property and would have a single storey, with flat roof and rooflight above. The existing sliding doors on the rear elevation would be retained and relocated to continue to provide access to the garden. Due to its scale and projection, the proposed single storey extension would appear subordinate to the existing property. As the extension would be set in from the western side of the building, it would further reduce its impact on the rear elevation of the host building and neighbouring ones. In terms of detailed design, the use of solid brick, glass doors and an Oriel style window would fit in with the existing building's character and therefore considered acceptable.

The extension will be visible from communal areas of Collard Place, however it would not be visible from the public realm outside of the Collard Place development. There are other examples of rear extensions which have been granted consent in the area, and these now form part of the area's character. Overall, the proposed extension due to its scale, projection and detailed design would preserve the existing character.

In relation to impact on neighbouring amenity, there is a 2m high fence in between the application building and adjacent one at no. 2 Collard Place, as shown on the existing and proposed drawings. The proposed extension would project by less than 1m beyond the fence. No. 2 opens with wide glazed doors into the rear garden and the proposal would only affect one pane of these doors. As such, due to the sun orientation, proposal's modest projection, and existing context, it is not considered that significant harm would be caused to the occupiers at no. 2 Collard Place, in terms of loss of light, or outlook. Due to the design of the scheme no harmful overlooking would be identified.

Due to the existing pattern of the development and proposal's modest

projection it is not considered that harm would be caused to the amenity of other neighbouring occupiers, in terms of loss of light, privacy, or outlook.

As summarised in the Consultation Summary, one objection and one comment were received during the course of this application from neighbouring owner/occupiers. This and the planning history of the site have 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 development would also accord with the London Plan 2021 and the National 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer