

Application ref: 2020/1668/P
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Date: 10 August 2021

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London Borough of Camden
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Darling Associates
1 Greencoat Row
Greencoat Row
London
SW1P 1PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Conybeare
London
NW3 3SD

Proposal:

Erection of a first floor rear extension, alteration and replacement of rear and side fenestration, increased height of fencing and alteration of parapet wall.

Drawing Nos: Location Plan, Design and Access Statement, Drawing No. 4, Drawing No. EX4 Rev A, (00)-P-0R0 Rev P02, (01)-E-004 Rev P01, (01)-P-001 Rev P01, (01)-P-0G0 Rev P01, (01)-P-0R0 Rev P01, (01)-E-002 Rev P01, (01)-E-003 Rev P01, (00)-S-0G0 Rev P01, (01)-E-001 Rev P01, (00)-P-0G0 Rev P02, (00)-P-001 Rev P01, (00)-E-003 Rev P02, (00)-E-004 Rev P02, (00)-E-002 Rev P02, (01)-S-0G0 Rev P01

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:
Location Plan, Design and Access Statement, Drawing No. 4, Drawing No. EX4 Rev A, (00)-P-0R0 Rev P02, (01)-E-004 Rev P01, (01)-P-001 Rev P01, (01)-P-0G0 Rev P01, (01)-P-0R0 Rev P01, (01)-E-002 Rev P01, (01)-E-003 Rev P01, (00)-S-0G0 Rev P01, (01)-E-001 Rev P01, (00)-P-0G0 Rev P02, (00)-P-001 Rev P01, (00)-E-003 Rev P02, (00)-E-004 Rev P02, (00)-E-002 Rev P02, (01)-S-0G0 Rev P01

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

Informative(s):

- 1 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).

- 2 Reasons for granting permission:

The proposed first floor rear extension would sit entirely on top of the existing ground floor rear extension. The first floor extension would be flush with the height of the two-storey host building and have a flat roof, matching brickwork and double glazed aluminium framed windows. Given its matching proportions and materials, the proposal is considered to be acceptable in siting, bulk, scale and design and would be subordinate to the host building. The extension would be visible from public views on Conybeare and Quickswood but it is also observed that some nearby properties, including the adjacent Nos. 3 & 5 Conybeare and opposite No. 6 Conybeare, have first floor rear extensions. Thus the proposal would not result in undue harm to the character or appearance of the host building, streetscene and locality.

On ground floor level, the existing rear sliding door would be enlarged and replaced by a new double-glazed aluminium-framed sliding door. The glazing and door on the southern side elevation would be replaced by a new double-glazed aluminium-framed sliding door whilst the window on the northern side elevation would be also replaced by a new aluminium-framed window and cladding. On the rear elevation, the ground floor single door and the first floor middle window would be removed and their openings would be infilled by matching brickwork. The existing first floor rear window above the garden would also be replaced by a new double-glazed aluminium-framed window.

The height of the fencing around the garden would increase to 1.8m above ground level and the height of the existing parapet wall would be realigned with the proposed rear extension and rendered to match existing.

Given the materials, nature and minor scale of the proposed alterations, they are considered to improve the appearance of the host building and would be in keeping with the character and appearance of the host building and locality and are considered to be acceptable.

The nearest residential properties are No. 5 and No. 3 Conybeare which are more than 10m and 15m away respectively from the proposed first floor rear extension. Given the distance apart and modest scale/height of the extension, it is considered the impact on the neighbouring properties' daylight/sunlight and the impact on their privacy are minimal and acceptable. Given the siting, scale and location of the proposed extension, it is not considered to cause harm to the amenities of surrounding occupiers.

One objection has been received prior to making this decision. This and the site's planning history and relevant appeal decisions were 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 proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 2021.

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