

Application ref: 2020/4950/P
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Development Management
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Space Group of Architects
Unit 2
The Earl of Devon
213 Devons Road
London
E3 3QX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Jeffrey's Street
London
NW1 9PR

Proposal: Erection of a ground floor rear and side extension and alterations to front entrance and rear extension including the enlargement of rear window to form a door.

Drawing Nos: 242_223 Rev F, 242_222 Rev D, 242_200 Rev F, 242_201 Rev D, 242_211 Rev D, 242_210 Rev A, 242_133, 242_132, 242_121, 242_111, 242_110, 242_101, Design, Access, Heritage & Impact Statement by Space Group dated 23/10/2020 and Location Plan

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:

Drawing Nos: 242_223 Rev F, 242_222 Rev D, 242_200 Rev F, 242_201 Rev D, 242_211 Rev D, 242_210 Rev A, 242_133, 242_132, 242_121, 242_111, 242_110, 242_101, Design, Access, Heritage & Impact Statement by Space Group dated 23/10/2020 and Location Plan

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

Informative(s):

- 1 Reason for granting permission:

The application site contains a three-storey mid-terraced dwellinghouse. The site is within the Jeffrey's Street Conservation Area and contains a Grade II listed building. The proposal includes the erection of a ground floor rear and side extension and alterations to front entrance and existing rear extension including the enlargement of rear window to form a door.

The proposed rear and side extension would be half the width of the host building, 2.7m in height and 4m in depth. The new extension would combine with but be set back from the rear wall of the existing rear extension by 0.5m to form a full-width stepped rear extension. It would have a flat roof finished in asphalt with a large central rooflight and a smaller rooflight where it joins the rear elevation of the host building, with triple-glazed painted aluminium framed doors. Due to its location, it would not be observable from the streetscene and would only be visible in limited private views from the immediate neighbours. By virtue of its massing, position and design, the proposed extension would be a subordinate addition to the host building and is considered acceptable. It is also not considered to adversely impact the character and appearance of the conservation area for these reasons. It is observed that nearby properties such as Nos. 8, 10 and 18 Jeffrey's Street have similarly-sized full-width rear extensions and the proposed development is not out of keeping with the character of the locality.

The existing non-original opaque fanlight above the front main entrance would be replaced by a traditional single-glazed fanlight to better match the fanlights of adjacent properties. The framework of the new fanlight would be timber and finished to match existing. The proposed alteration would be an improvement over the existing and is considered acceptable in terms of design and heritage.

The rear window of the existing rear extension would be enlarged and replaced by a single French door. The door design would match the sash windows above and the door and frame would be made of painted hardwood. The door

would be double-glazed for insulation and security purposes. The failing roof of the existing extension would be replaced by a new roof with a large central rooflight and finished in asphalt. Lastly, the parapet of the existing rear extension would be removed and rebuilt with painted brickwork and finished with flashing in RAL 9017 to match existing and provide water-proofing. The new parapet would align with the adjacent new rear and side extension.

The proposals have been reviewed by the Council's Conservation Officer who confirms they are acceptable and would preserve the significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 (ERR) 2013.

By virtue of the design, scale and location of the proposed development, it would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and is considered acceptable.

No objections have been received following public consultation. 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, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

- 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 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