

Application ref: 2019/2734/P
Contact: Joshua Ogunleye
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Date: 4 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Toleman Associates
Rennie House
Torraino Mews
London
NW5 2RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
21 Buckland Crescent
London
NW3 5DH

Proposal:

The demolition of an existing single storey rear extension and the erection of a single storey rear extension at basement floor level.

Drawing Nos: 1902/02, Site Location Plan (Received 24th May 2019), 1902/03, 1902/05 Rev A, 1902/06 (Received 7th October 2019)

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: 1902/02, Site Location Plan (Received 24th May 2019), 1902/03, 1902/05 Rev A, 1902/06 (Received 7th October 2019)

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

- 4 The flat roof of the single storey ground floor rear extensions hereby approved in drawings 1902/05 Rev A, 1902/06 (Received 7th October 2019), shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be full width and sit within a south easterly facing rear garden where it would replace an existing single storey rear extension. The proposed extension's full width form would mirror the host property's rear elevation albeit with a recessed element that creates a staggered form on the rear elevation as well as the retention of a rear courtyard space measuring 0.9m deep and 1.5m wide.

The proposed rear extension would remain visually at lower ground floor level, where its flat roof height of 2.8m sits below the cills of the ground floor windows. The extension would be built with a mixture of yellow stock bricks and white render finish to match the host property and incorporate large aluminium framed glazing panels. The proposed extension's stagger form would allow the rendered section to appear as a more subordinate addition within its context as such would be considered positive addition. Officers consider the proposed addition would complement the host property's character and appearance.

The proposed works would not be visible from the public realm and would appear visible alongside other extensions of a similar scale and massing on the rear elevation of neighbouring properties. In particular the extension within the rear garden area of No.19 and 23 Buckland Crescent. Officers note existing rear extension at No.23 to be full width and was granted in 2013 as well as an extension to the rear of No.11 Buckland Crescent (ref 2016/6232/P in January 2017). Officers consider the proposed extension would appear in be in keeping with the character of other contemporary addition within the surrounding rear garden area. Therefore, would have an acceptable impact on the character and appearance of the surrounding rear garden area and the Belsize Park

Conservation Area.

Given that the proposed extension be screened by an existing 3.4m high wall along its boundary with No.19 and 23 it is not considered that it would result in harmful loss of light impact or increased overshadowing on the property at on the neighbouring properties.

Furthermore, it is not considered that the proposed rear facing doors and windows would give rise to overlooking impact.

Officers note that the enclosure proposed close to the rear window of bedroom three would have an impact on outlook from the impacted space. However, given that the proposed works would increase the provision of habitable space within the property it is not considered that the proposed works would compromise the residential amenity of future occupiers.

The Belsize CAAC submitted comments relating to the proposed works, details of which are included in the consultation summary. The site's planning history was taken into account when determining this application.

This application was determined on the basis of revised drawings submitted. Officers requested updated drawings related showing elevations and section views.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; 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 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 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer