

Application ref: 2020/5367/P
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Date: 17 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Carter Surveying Associates
83 Cobham Close
Enfield
EN1 3SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Boscastle Road
London
NW5 1EG**

Proposal:

Erection of first floor rear infill extension

Drawing Nos: Location Plan dated 17/11/2020, P0W 01P Rev B

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 and DC1, DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan dated 17/11/2020, POW 01P Rev B

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes an infill extension at first floor level to provide additional accommodation for the existing flat. It has been revised to incorporate a setback from the adjoining rear projection and incorporate materials and a window design that is appropriate for the building and the wider terrace.

The building is within the Dartmouth Park Conservation Area, to which it makes a positive contribution. The rear of the terrace is partially visible from the adjoining streets (Woodsome Rd and Laurier Road). Following revision, it is subordinate in form and finished in a manner that is appropriate to the style of the host building. It is therefore in accordance with design principles in supplementary guidance and relevant policy. Special attention has been given to the heritage asset in accordance with statute and the extension would preserve the character and appearance of the Conservation Area.

There would be no material loss of light, outlook or privacy to neighbouring occupiers.

Following consultation, the Dartmouth Park Conservation Area Advisory Committee has written say it makes no comment on the application.

The relevant planning history has been taken into account as part of the assessment.

The development is considered to be in general compliance with Policies A1, D1 and D2 of the Camden Local Plan 2017 as well as Policies DC1, DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan 2020, the London Plan 2021 and 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 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.

- 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



Daniel Pope
Chief Planning Officer