

Application ref: 2021/1116/P
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Date: 28 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Design Squared Ltd
46 Forest Hill Road
London
SE22 0RR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

13 Egbert Street
London
NW1 8LJ

Proposal: Alterations to the property at rear lower ground floor level including increase in height of existing single storey infill rear extension and enlargement of door openings; and replacement of the projecting window with a door.

Drawing Nos: 991 - EX - 100, 101, 102, 201: 991 - PR - 101, 102 rev A, 201 rev A

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 991 - EX - 100, 101, 102, 201: 991 - PR - 101, 102 rev A, 201 rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a three storey with basement house, part of a period terrace on the southern side of Egbert Street in Primrose Hill Conservation Area. The building is identified in the Conservation Area Appraisal as a positive contributor.

The infill extension was granted permission in 2014 (ref. 2014/5447/P). The height of the structure is proposed to be increased slightly to accommodate a glazed roof which slopes away from the rear elevation. This contrasts with the existing glazed roof which slopes in the other direction and joins the rear elevation at a lower point. The increase is marginal and will preserve the character and appearance of the host building. The lower ground floor rear openings are proposed to be enlarged and a projecting window would be removed to be replaced by a door.

The size of the proposed openings within the infill extension and main closet wing is in keeping with the scale and proportions of the property and the hierarchy of openings, is characteristic for their location of accommodation at garden level, including in the CA. The works would be legible as a later addition and would not undermine the building or the terrace which is characterised by a fine-grained pattern of development. A wider set of works was initially proposed however the proposal has been revised.

No additional built form is proposed so would be no loss of sunlight, daylight or outlook to neighbours. The roof of the infill extension is already fully glazed so there would be no additional light pollution caused to the detriment of neighbouring occupiers. As a result, no amenity concerns are raised.

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 2013.

A site notice was displayed and a press notice was published and local groups were consulted.

The Primrose Hill CAAC objected to the initial proposal but withdrew their

objection when the proposal was revised to take on board their comments.

The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 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 positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer