

Application ref: 2021/1465/P
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Date: 4 October 2021

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

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Martins Camisuli Architects
Unit1, 2a Oakford road
london
NW5 1AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Village Close
London
NW3 5AH**

Proposal:

Replacmenet of windows to front ground floor level, part single part two storey rear extension, following demolition of existing single storey extension and garden shed, all to dwelling.

Drawing Nos: Site location plan; MC/208(01)_01; MC/208(01)_02; MC/208(01)_03; MC/208(01)_04; MC/208(01)_05; MC/208(01)_06; MC/208(02)_01 Revision A; MC/208(02)_2 Revision A; MC/208(02)_03 Revision A; MC/208(02)_04; MC/208(02)_05 Revision B; MC/208(02)_06 Revision 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 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:

Site location plan; MC/208(01)_01; MC/208(01)_02; MC/208(01)_03; MC/208(01)_04; MC/208(01)_05; MC/208(01)_06; MC/208(02)_01 Revision A; MC/208(02)_2 Revision A; MC/208(02)_03 Revision A; MC/208(02)_04; MC/208(02)_05 Revision B; MC/208(02)_06 Revision B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would project along the full width of the rear elevation at ground and first floor level. The new structure would have a modest scale and projection, and cumulatively both ground and first floor elements would appear subordinate to the host building.

In terms of detailed design, the proposed extension would closely replicate the existing position and proportion of solid and glazed elements at both levels, preserving the character of and appearance of the host property rear elevation. The rear of the site is not visible from public views and therefore would not result in impact on wider area.

Proposed replacement of windows to front elevation with two large picture windows would maintain the proportions and opening dimensions of existing windows. The character of the front elevation would be preserved as a result.

In terms of impact on neighbouring amenity, both neighbouring properties at no. 4 and 6 have single storey rear extensions adjacent to the application site, which limits any impact at this level. The proposed first floor extension would have a modest projection and therefore would not result in harm to neighbouring amenity in terms of loss of light, outlook, or overlooking. Overall, the proposed development is considered proportionate to the application building and its relation to neighbouring properties.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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.

- 5 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.

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 corner of the page.

Daniel Pope
Chief Planning Officer