

Application ref: 2021/2449/P
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Date: 16 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
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dMFK Architects
119 Cholmley Gardens
London
NW61AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
17 Glenmore Road
London
NW3 4BY

Proposal:

Erection of a single storey rear extension, creation of internal lightwell and minor alterations following demolition of existing rear extension

Drawing Nos: 2242_A102_01, 2242_A1501_01, 2242_A101_01, 2242_A100_01, 2242_A91_01, 2242_A1500_01, Design and Access Statement, 2242_A90

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: 2242_A102_01, 2242_A1501_01, 2242_A101_01, 2242_A100_01, 2242_A91_01, 2242_A1500_01, Design and Access Statement, 2242_A90

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a single storey rear extension measuring 4.4m in length. Originally the proposed extension extended 4.5m beyond the main rear elevation. Revised plans were received to reduce the length of the extension to ensure that it would be set back behind the projecting bay window feature and would in line with the main rear elevation of the building. The proposal would retain the consistent rear building line and also respect the rear bay window which is a traditional feature of properties along this part of the street. The proposal would preserve the character of the host building, the street and the surrounding conservation area.

The proposal uses suitable materials that match and compliment the existing building and rear façade and would be considered acceptable.

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.

The proposed extension would not project above the height of the existing boundary wall and would not project above the cill of the first floor windows in the rear elevation that serve a separate flat. Consequently it is considered that there would be no loss of daylight or sunlight to neighbouring properties. The roof of the rear extension would include a roof light measuring approximately 35 sq. m. Due to the position and height of the extension it would not be possible to gain direct views up to the windows of the flats in the upper floors of the host building and would not result in any loss of privacy. The newly created lightwell is only visible from the courtyard and creates no new amenity issues. There is potential for some overlooking from the neighbouring properties into the proposed courtyard however any views would be oblique and would be considered acceptable.

The Belsize Conservation Area Advisory Committee (CAAC) objected to the original plans however, their objection was withdrawn following the receipt of revised drawings. The planning history of the site has been taken into account

when coming to this decision.

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 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 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.

- 4 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).
- 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer