

Application ref: 2021/4447/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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David Money Architects  
Unit Z 23 Alphabet Mews  
London  
SW9 0FN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**29 Rudall Crescent  
London  
NW3 1RR**

Proposal:

Alterations to dwellinghouse including new raised roof, erection of a rear dormer and rooflight, conversion of garage into habitable room, replacement of front ground floor doors and windows by new fenestration, new double glazed doors and windows throughout, new timber cladding on front elevation and new front garden boundary gate and landscaping.

Drawing Nos: 2.03.01A, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.04.02, 2.04.03, 2.05.01, 2.05.02A, 2.05.03, 2.05.04A, 2.05.05A, 2.11.01, 2.11.02, 2.12.1A, 2.12.02, 2.12.03, 2.12.04, 2.13.01A, 2.13.02, 2.13.03A, 2.14.01, 2.14.02A, 2.14.03, 2.14.04A, 2.14.05A, 2.14.06

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 The development hereby permitted shall be carried out in accordance with the following approved plans- 2.03.01A, 2.03.02, 2.03.03, 2.03.04, 2.04.01, 2.04.02, 2.04.03, 2.05.01, 2.05.02A, 2.05.03, 2.05.04A, 2.05.05A, 2.11.01, 2.11.02, 2.12.1A, 2.12.02, 2.12.03, 2.12.04, 2.13.01A, 2.13.02, 2.13.03A, 2.14.01, 2.14.02A, 2.14.03, 2.14.04A, 2.14.05A, 2.14.06

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).

- 2 Reasons for granting permission

The application is for the refurbishment and enhancement of a two storey 1960s semi-detached dwelling which continues the rhythm and scale of the adjoining terrace of similar houses at Nos.31-39. Within the Conservation Area Management Appraisal the building has been described as a neutral contributor as it neither detracts nor positively adds to the character of the conservation area.

At the front of the property, the timber cladding to replace tile-hanging and replacement of windows at first and ground floor are welcome additions as they remove negative additions like uPVC and use more sympathetic materials like timber for the cladding and the aluminium for the window frames. The window insert to replace the garage door provides a positive introduction. High boundary gates have been introduced along Rudall Crescent multiple times for the similar 1950's properties on the street and this feature now appears as part of the character and does not detract from the streetscene and wider Conservation Area.

The raising of the roof by approximately 0.5m does not significantly alter the streetscene character. In relation to the other properties, whose roof forms are all stepped uphill, the introduction of this aspect means this stepped appearance along the street will merely be continued.

At the rear of the property, the introduction of aluminium framed doors and

windows on the ground and first floor are welcome additions and positively replace the existing uPVC. The proposed dormer, as with other existing dormers on Rudall Crescent, remains small and modest in scale in relation to the roof slope; its location, size and design is acceptable and complies with design guidance in the CPG Home Improvements. The new flank elevation windows are acceptable.

New landscaping in the form of a porous paved terrace has been proposed. No trees are being removed or will be impacted upon as a consequence of the proposed landscaping. The garage is too small for modern cars and there is sufficient space onsite to accommodate a car so there will be no impact on onstreet parking.

The development is considered to preserve the character and appearance of the host property, streetscene and Conservation Area. 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 proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

3 comments in support and no objections have been received prior to 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, 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.

- 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](http://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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer