

Application ref: 2021/4755/P
Contact: Edward Hodgson
Tel: 020 7974
Email: Edward.Hodgson@camden.gov.uk
Date: 11 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Projection Architects Ltd
122 Carr Road
12 Lancaster Grove
Northolt
UB5 4RF
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
89 Savernake Road
London
NW3 2LG

Proposal: Erection of a single-storey rear and side extension to the ground floor flat
Drawing Nos: B01 E, A01-H, A02-H, A03-H, A04-H, A05-H, A06-H, A07-H, A08-H,
A09-H, A10-H, A11-H, A12-H, A13-H

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 B01 E, A01-H, A02-H, A03-H, A04-H, A05-H, A06-H, A07-H, A08-H, A09-H, A10-H, A11-H, A12-H, A13-H

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No part of the flat roof hereby approved shall be used as a roof terrace, and any access out onto this area shall be used for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to demolish the existing conservatory and to erect a side and rear 'wrap around' extension. Permission was granted in 2015 2015/0470/P for a side and rear extension but not built out.

The scale of the proposal is subordinate to the host property and there are a number of examples of 'wrap around' extensions in the surrounding area including at nos. 16, 30 and 32 Savernake Road. Therefore the proposal is acceptable in this location. The design and materials are contemporary and the grey cladding will match the materials of the existing extension at 91 Savernake Road.

The side portion of the extension will have a sloped roof from 3m to 2.5m at the boundary wall in order to reduce the mass and sense of enclosure at 91. The extension will be set back from the boundary wall by 1.1m. The height of the boundary fence will be increased to 2m with trellis and planting to act as a natural screen. As a result, the proposal will not have a significant impact on the amenity of neighbouring properties in terms of sunlight, daylight, overlooking or outlook.

Although the proposal extends marginally further into the garden than the existing conservatory, an acceptable amount of garden and amenity space will be retained.

The proposal is considered to preserve the character and appearance of the 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.

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.

- 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer