

Application ref: 2021/1464/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 12 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

Space Group of Architects
Unit 2
The Earl of Devon
213, Devons Road
London
E3 3QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Powlett Place
London
NW1 8DR

Proposal:

Erection of a part single-storey, part two-storey rear extension.

Drawing Nos: 254: 100, 110, 111, 112, 120, 121, 130, 131, 200 B, 201 F, 202 B, 211 D, 220 D, Design & Access Statement, Energy Performance Certificate

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 documents and drawings:
254: 100, 110, 111, 112, 120, 121, 130, 131, 200 B, 201 F, 202 B, 211 D, 220 D, Design & Access Statement

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 Reasons for granting permission:

The site is a two storey terraced house which sits within a terrace (nos. 10 - 20 Powlett Place) of which 5 are period two storey houses with V-shaped roofs and 1 (no. 10) is a two storey house in a more contemporary style and with a flat roof. The site lies in the Harmond Street Conservation Area and nos. 12 - 16 Powlett Place are noted as being positive contributors to the Conservation Area.

On November 1st 2021 an appeal (APP/X5210/W/21/3271338) against the non-determination of an application (2021/3918/P) for a full width two storey rear extension was dismissed. The application was refused and the appeal was dismissed on grounds of harm to the character and appearance of the Conservation Area of the proposed two storey rear extension with non-matching Crittal windows and harm to the amenity of the occupiers of no. 14 Powlett Place owing to the impact of the proposal on windows at the rear of the site.

The current proposal, as further revised, now takes the form of a flat roofed two storey brick outrigger (with a matching sash window at first floor level) next to the two storey rear projection at the rear of no. 18 and a single storey 'infill' extension (with Crittal windows) alongside no. 14.

The siting, form and appearance of the overall proposed rear extension would match the part single/part two storey rear extension at no. 14. Its size, bulk, articulated form and detailed design is considered acceptable. It would be in character with the extension at the rear of no. 14, and it would preserve the character and appearance of the host property and the Conservation Area. The townscape value of the site in the public domain would not be harmed.

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 two storey element, sited 3.75m from the first floor window at the rear of 14 Powlett Place, would not result in any undue loss of light or outlook to this window. Adjacent to no. 14, the proposed extension would be single

storey, situated behind the flank wall of the extension at the rear of this site and it would not result in any loss of light or outlook to any rooms or the garden. No windows are proposed in the side elevation of the proposal that would result in any direct overlooking at no. 14.

The proposal would abut the two storey solid wall at the rear of no. 18 to the east and it would not result in any loss of light, outlook or privacy to any rooms or the garden at this site.

In conclusion the proposed development would not result in any loss of amenity for any neighbouring occupiers to the site.

No objections have been received as a result of statutory consultation on the application. 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer