

Application ref: 2021/2840/P
Contact: Richard Limbrick
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Date: 5 May 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

Brandon Schubert Ltd
42 Albert Street
London
NW1 7NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats C and D
33 Downside Crescent
London
NW3 2AN

Proposal: Erection of full-width, single storey rear extension in connection with the conversion of 2 residential units at ground floor level into a single 3-bed residential unit, including alterations at the front to provide a hipped roof above a bay window, boundary railings and tiled entrance path.

Drawing Nos: PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL09; PL10 (rev 01); PL11 (rev 01); PL12 (rev 01); PL13 (rev 01); PL14 (rev 01); PL15; PL16; Planning and heritage statement by RPS (June 2021); Design and access statement by Brandon Schubert Ltd (June 2021); Photos of proposed casements and path; Response to CAAC objection by Brandon Schubert (October 2021); Daylight/sunlight report by Schroeders Begg (April 2022).

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:

PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL09; PL10 (rev 01); PL11 (rev 01); PL12 (rev 01); PL13 (rev 01); PL14 (rev 01); PL15; PL16; Planning and heritage statement by RPS (June 2021); Design and access statement by Brandon Schubert Ltd (June 2021); Photos of proposed casements and path; Response to CAAC objection by Brandon Schubert (October 2021); Daylight/sunlight report by Schroeders Begg (April 2022).

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 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 The windows in the side elevation of the single storey rear extension hereby approved shall be obscure glazed prior to the occupation of the property, and shall be retained as such for the duration of the use.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 The heritage improvements to the property as set out in the application documents must be completed within six months of the first occupation of the residential unit hereby approved. The heritage improvements include:

- lowering the front boundary walls (with railings above),
- reinstatement of the slate hipped roof on the front bay,
- reinstatement of the traditional timber casements to the side of the entrance door,
- relocation of the gas meter boxes from the front to the side of the property, and
- the reinstatement of the tiled front path.

Reason: To safeguard the appearance of the premises and the character of the immediate area and conservation area, in accordance with the requirements of policy 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 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.

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



Daniel Pope
Chief Planning Officer