

Application ref: 2022/0875/P
Contact: Nathaniel Young
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Date: 23 May 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

My-architect
Unit 12b
Canonbury Yard
190 New North Road
London
N1 7BJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
55 Shirlock Road
London
Camden
NW3 2HR

Proposal:

Erection of a single storey side infill extension; removal of small ground floor rear extension; enlargement of rear window to the ground floor; additional window to the first floor side elevation.

Drawing Nos: (Prefix: 3091/) 01/200 P01, 01/201 P01, 01/202 P01, 01/400 P01, 01/401 P01, 03/200 P01, 03/201 P01, 03/202 P01, 03/400 P01, 03/401 P01, 03/402 P01, 01/500 P01

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:

(Prefix: 3091/) 01/200 P01, 01/201 P01, 01/202 P01, 01/400 P01, 01/401 P01, 03/200 P01, 03/201 P01, 03/202 P01, 03/400 P01, 03/401 P01, 03/402 P01, 01/500 P01

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey side infill extension is considered to be acceptable in terms of design. It would be subordinate to the host building in bulk and mass and would be made up of appropriate materials. It would not extend beyond the existing outrigger and would appropriately slope down towards the shared boundary with No. 89 Savernake Road. The new window and window alterations would be of an appropriate design, scale and siting in keeping with the established hierarchy of fenestration. The design, scale, siting and materials of the extension and alterations would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered that there would be any significant detrimental impact to residential amenity. The single storey side infill extension would be of a similar scale to the existing conservatory and would slope down towards the boundary with No. 89 Savernake Road to a height of approximately 2.4m and contains no flank windows, minimising its impact. Views afforded by the new first floor flank window would be similar to those afforded by existing fenestration and roof terrace above.

One objection was received from the occupier of No. 57 Shirlock Road following statutory consultation. The objection states that they would experience a loss of privacy through the 'slanted sun window' and a loss of light. The rooflights of the rear extension or 'slanted sun windows' would be over 2.4m above the internal floor level, well above the height of a human, and as such, users of the extension would not be afforded views towards No. 57. The extension is a side infill and also slopes heavily down towards the boundary shared with No. 89 Savernake, it would not block a significant amount of light beyond what is currently being blocked by the much taller and larger existing outrigger (and also the existing conservatory). The sites

planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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).

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