

Application ref: 2021/0292/P
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Date: 22 July 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

Davies Architects
28 Elliott Square
London
NW3 3SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Chamberlain Street
London
NW1 8XB

Proposal:
Erection of a single storey basement level extension and installation of replacement balustrade at first floor level.
Drawing Nos: CHA5-Site, CHA5-EX-100-01 (Existing Plans), CHA5-EX-100-01 (Existing Rear Elevation Section D), CHA5-EX-100-02, CHA5-EX-100-01 (Proposals Plans), CHA5-PL-100-01, CHA5-PL-100-02

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 CHA5-Site, CHA5-EX-100-01 (Existing Plans), CHA5-

EX-100-01 (Existing Rear Elevation Section D), CHA5-EX-100-02, CHA5-EX-100-01 (Proposals Plans), CHA5-PL-100-01, CHA5-PL-100-02

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 Notwithstanding the details shown on plans CHA5-PL-100-01 and CHA5-PL-100-02 all new windows and doors shall match the existing in both location, proportions, detailed design and materials. These shall be timber framed and single glazed.

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.

During the course of application, the dormer has been removed from the scheme and basement level extension has been reduced in scale. The current design would mean that the basement level extension on the rear elevation would be half width and single storey in height. Its size and bulk is considered acceptable and would not adversely impact the character and appearance of the historic building. The new balustrade at first floor level is acceptable in size and location however a condition will be attached to require these to be metal and not glass as detailed on the drawings to ensure that traditional materials are used on the listed building which are sympathetic to its architectural age and style. The new windows and doors shall match the existing window treatment in terms of design and materials. These should match the glazing and should be timber framed. A condition would be attached to secure this.

Due to the location of the extension at basement level it would mainly be screened from public vantage points and would not have an adverse impact on the character or appearance of the street or the surrounding conservation area.

The property's basement was previously self-contained with an entrance to the front through the light well, however the introduction of the internal staircase to the basement means that the building is now used as a single family dwelling house. This alteration, acceptable in heritage terms, is also not considered development due to its internal nature.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the

listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the location of the extension at basement level and its height at single storey level, the proposal would not have an adverse impact on the amenity of neighbouring occupiers in terms of daylight, sunlight or outlook. A large window opening would be installed in the side elevation but would not result in any additional overlooking or loss of privacy.

No objections have been received prior to making this decision. Following amendments to the scheme the Primrose Hill CAAC have withdrawn their objection 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)

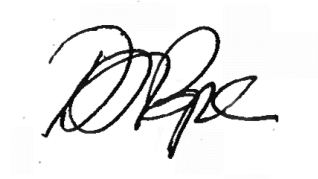
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer