

Application ref: 2021/6056/P
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Date: 4 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

felix db limited
12 Chichester Road
London
NW6 5QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**70 Gascony Avenue
London
NW6 4NE**

Proposal:

Single storey rear infill extension.

Drawing Nos: Site Location Plan FDB-70GA-A001-1, A102 -1, A103 -1, A104 -1, A106 -1, A301 -1, A302 -1, A306 -1, A401 -1, A601 -1 (25/11/2021). A202 -1, A203 -1, A204 -1, A206 -1, A304 -1, A305 -1, A307 -1, A402 -1 (04/04/2022). Design and Access Statement (Felix DB 10/12/2021), Hyvert Living Wall Maintenance Schedule (Felix DB 17/05/2022).

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 plans: Site Location Plan FDB-70GA-A001-1, A102 -1, A103 -1, A104 -1, A106 -1, A301 -1, A302 -1, A306 -1, A401 -1, A601 -1 (25/11/2021). A202 -1, A203 -1, A204 -1, A206 -1, A304 -1, A305 -1, A307 -1, A402 -1 (04/04/2022). Design and Access Statement (Felix DB 10/12/2021), Hyvert Living Wall Maintenance Schedule (Felix DB 17/05/2022).

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey 'infill' extension at the rear is considered acceptable in terms of scale, design and materials. Due to its modest projection and scale, the extension would have a subordinate relationship to the host property.

The extension would infill the space between the existing rear outrigger of the host property and the side boundary wall with Smyrna Road. A strip of three clerestory windows are proposed to the side. Rooflights are proposed to the new infill extension. The new proposed fenestration is considered to be acceptably placed and would not be overbearing or harmful to the outlook of any neighbouring properties given the size and siting and the domestic level of lighting which would be used.

The rear elevation would feature timber famed French doors, with glazing bar detailing. These are considered to be appropriate and acceptably positioned on the host building. It is noted there is limited view of the rear elevation from the public realm due to the existing boundary wall and fence to be retained.

Given the position of the host site and proposed works, the single storey infill extension would not have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

The side elevation of the raised section of the new extension shall be furnished with a living wall as detailed on the proposed plans. This feature is welcomed and will assist with local biodiversity. The Council Trees and Landscape Officer was consulted on the scheme and raised no objections to the proposal but requested a maintenance schedule for the proposed green wall, which has been provided and is included on this decision.

No objections have been received prior to making this decision. The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3 and D1 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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer