

Application ref: 2021/6126/P
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Development Management
Regeneration and Planning
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Erica Jong Architects
48
Fairhazel Gardens
London
NW6 3SJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**51 Minster Road
London
NW2 3SH**

Proposal:

Erection of single storey rear extension following demolition of existing rear extension and associated works

Drawing Nos: 1106.00.101_A, 1106_00_001_A, 1106.20.001_A, 1106.00.100 A,
1106.20.002_A, 1106.20.007_A, 1106.20.009_A, 1106.20.008_A, 1106.20.004_A,
1106.20.003_A, 1106.20.101_A, 1106.20.005_A, 1106.20.006_A, 1106.20.102_A,
1106.20.103_A, 1106_20_106_A, 1106_20_109_A, 1106.20.104_A, 1106.20.107_A,
1106.20.108_A, Design & Access Statement Dec 2021.

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: 1106.00.101_A, 1106_00_001_A, 1106.20.001_A, 1106.00.100 A, 1106.20.002_A, 1106.20.007_A, 1106.20.009_A, 1106.20.008_A, 1106.20.004_A, 1106.20.003_A, 1106.20.101_A, 1106.20.005_A, 1106.20.006_A, 1106.20.102_A, 1106.20.103_A, 1106_20_106_A, 1106_20_109_A, 1106.20.104_A, 1106.20.107_A, 1106.20.108_A, Design & Access Statement Dec 2021.

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 application proposes demolition of the existing rear kitchen extension and erection of a full width single storey rear extension. The size, scale, bulk and design of the proposed rear extension is considered to form a subordinate addition to the host building and would respect the character and setting of the neighbouring properties. Furthermore, the proposal's limited visibility would ensure that no significant impact to the character and appearance of the surrounding area would occur.

The rear part of the extension would involve the insertion of slim-lined glazed doors and the side elevation would insert a ground floor translucent fixed window and a high level strip window to the side of the new rear extension. These additions would all be considered acceptable.

Due to the proposed extension's size and location, it would not harm the amenity of any neighbouring residential occupiers in terms of the loss of natural light, outlook or privacy. Given the proposed rear extension would not be increasing in depth more than the existing rear extension it is considered there would still be adequate garden space.

No objections have been received following consultation. The planning history of the site has been taken into account as part of the assessment.

In conclusion the development accords with the relevant Policies: A1 and D1 of the London Borough of Camden Local Plan 2017. It is also in accordance with the London Plan 2021 and the National 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



Daniel Pope
Chief Planning Officer