

Application ref: 2022/2946/P
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Development Management
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Brian O'Reilly Architects
31 Oval Road
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NW1 7EA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 St Albans Villas
London
Camden
NW5 1QU**

Proposal: Replacement of existing rear conservatory with new single storey rear extension at lower ground floor, creation of rear terrace at ground floor level with steel railings, installation of window at rear ground floor, replacement of existing front doors with new doors, and replacement of side extension rooflight with a new flat rooflight.

Drawing Nos: Site Location Plan EXISTING/512-100-E, EXISTING/512-101-E, EXISTING/545-102-E, EXISTING/516-103-E, EXISTING/516-104-E, EXISTING/516-105-E, EXISTING/516-106-E, EXISTING/545-200-E, EXISTING/545-201-E, EXISTING/545-300-E, PROPOSED/545-101-P rev A, PROPOSED/545-102-P rev A, PROPOSED/516-103-P, rev A, PROPOSED/516-104-P rev A, PROPOSED/516-105-P rev A, PROPOSED/516-106-P, rev A, PROPOSED/545-200-P rev A, PROPOSED/545-201-P rev A, PROPOSED/545-300-P rev A, Design and Access Statement

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 EXISTING/512-100-E, EXISTING/512-101-E, EXISTING/545-102-E, EXISTING/516-103-E, EXISTING/516-104-E, EXISTING/516-105-E, EXISTING/516-106-E, EXISTING/545-200-E, EXISTING/545-201-E, EXISTING/545-300-E, PROPOSED/545-101-P rev A, PROPOSED/545-102-P rev A, PROPOSED/516-103-P, rev A, PROPOSED/516-104-P rev A, PROPOSED/516-105-P rev A, PROPOSED/516-106-P, rev A, PROPOSED/545-200-P rev A, PROPOSED/545-201-P rev A, PROPOSED/545-300-P rev A, Design and Access Statement

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 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would replace the existing conservatory approved under ref. PL/9401955/R1 on 4/8/1995. The extension would have a similar footprint to the existing structure and would read as being subordinate to the host property. It would be constructed with masonry and finished in render with aluminium framed doors on the rear elevation. The materials are considered acceptable in the conservation area.

A roof terrace is proposed at ground floor level above the roof of the extension. This would measure approx. 9sqm and would replace an existing terrace measuring approx. 4sqm. The terrace would be subordinate to the roof and black steel railings are proposed. A planter with cedar trellis is proposed on the boundary with no. 2 to reduce overlooking onto the neighbouring terrace and garden. The materials are considered acceptable in a conservation area. A rooflight is proposed on the terrace which would be flush with the roof.

The timber sash window on the rear elevation would be sympathetic to the existing windows and fenestration with regards to size, scale, materials and

glazing pattern.

Two new timber front doors are proposed with one located on the existing side extension and another on the main building. The design and materiality of both doors are considered acceptable in the conservation area. The front elevation is set back from the street behind a high boundary treatment and thus would have limited visibility from the public realm. The replacement rooflight on the side extension would be flush to the roof and is acceptable in the conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Natural screening is proposed on the boundary with no. 2 to reduce overlooking into the neighbouring garden and terrace. The terrace would not be of a size large enough to host large gatherings that would lead to undue noise pollution.

No objections have been received however one comment was received from the Dartmouth Park CAAC regarding potential overlooking into the neighbouring school. The windows on the flank elevation of the school are a sufficient distance from the terrace and views would be oblique and thus would not cause significant overlooking. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the Dartmouth Park conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020. 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer