

Application ref: 2022/3148/P
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Date: 26 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Mulhern Iremonger Design Studios
Creative Works
7 Blackhorse Lane
London
E17 6DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Garden Flat
Eton Road
London
NW3 4SS

Proposal: Construction of a single storey rear infill extension, the installation of a new rooflight and sliding doors to the existing rear extension, the replacement and enlargement of a side elevation window at lower ground floor level and alterations to the rear garden patio.

Drawing Nos: Location Plan 2222 1/A001; 2222 1/A002; 2222 1/A003; 2222 1/A004; 2222 3/A001 Rev A; 2222 3/A002 Rev A; 2222 3/A003 Rev B; 2222 3/A004 Rev A

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;

Location Plan 2222 1/A001; 2222 1/A002; 2222 1/A003; 2222 1/A004;2222 3/A001 Rev A; 2222 3/A002 Rev A; 2222 3/A003 Rev B;2222 3/A004 Rev A

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 application site is not a listed building, but it is located in the Eton Conservation Area. The site is noted as being a positive contributor in the Conservation Area Appraisal. This application relates solely to the lower ground floor flat.

The proposal includes the construction of rear infill extension, the installation of a new rooflight and aluminium sliding doors to the existing rear extension, the enlargement and replacement of a side elevation window with a timber sash window and alterations to the rear garden patio.

The proposed infill extension would be partially rendered with an obscured glazed roof. It is considered the extension is subordinate in scale and location to the host building. It is noted that many neighbouring properties have constructed full width rear extension such as nos. 9,10 and 14 Eton Road. As a result, the proposed rear extension is considered acceptable in terms of scale, design and materials as it would reflect the character and appearance of the host building and neighbouring ones.

The proposed sliding doors and rooflight on the existing rear extension and the installation of the side elevation window are considered acceptable in terms of design and material and are minor alterations that would not have an impact on the character and appearance of the host building or the Conservation Area.

The associated landscaping works include extending the existing rear patio area. Based on the photos provided by the applicant, there would be only garden soil to be removed which would likely not result in harm on the structural stability of the building and neighbouring ones.

The extension due to its design, location and size would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light,

outlook, privacy, light spill or added sense of enclosure.

The installation of the new window on the side elevation would not have an impact on the amenity of adjoining properties as it would replace existing window openings and no additional openings are proposed.

Additionally, there would be no harm caused to the amenity of neighbouring occupiers from the proposed alternations to the existing rear extension and the proposed patio.

No objections have been raised in relation to the works. The Eton CAAC have confirmed they have no objection to the works. The application site's planning history was taken into account when coming to this decision.

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 London Borough of Camden Local Plan 2017. The proposed development also accords with the polices of 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-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer