Application ref: 2022/3524/P
Contact: Cameron Banks-Murray
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Date: 23 November 2022

Camden

Mrs Ruth Bray
18 Courthope Road
London
NW3 2LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Courthope Road
London
NW3 2LB

Proposal:
Erection of side infill extension and alterations to ground floor fenestration
Drawing Nos: location plan, 1295_YPUK_P005 Rev P2; DD2340-5 Rev C (4 sheets).

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, 1295_YPUK_P005 Rev P2; DD2340-5 Rev C (4 sheets).

    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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1   Reasons for granting permission

The current scheme involves the erection of a ground floor single storey pitched roof extension to the side of the property with 3 velux rooflights and replacement ground floor windows to the main building.

There have been several permissions for side infill extensions along the street, with recent examples approved in 2016 ref 2016/1534/P at no. 11 Courthope Road and in 2015 ref 2015/4421/P at no. 25 Courthope Road. Therefore it is considered that the side extension would not appear as an incongrous addition in the context of the wider area.

The proposed extension is of an appropriate scale and subordination to the main house; it follows the design features of extensions outlined in the Council's Home Improvements CPG (2021) and will be built from materials that match the existing building. The new contemporary window and doors are considered acceptable in this rear location. The bulk, design and materials are in keeping with the character of the area. The proposal is considered to preserve the character and appearance of the host building and conservation area.

It is considered that the proposed side extension, with its pitched roof sloping down to the high boundary wall with no. 16, would not result in any amenity impact on neighbouring properties by way of loss of outlook, daylight or privacy. The proposed 3 velux windows are considered acceptable as they would not result in adverse amenity to the neighbouring property.

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.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making 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 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