

Application ref: 2022/4343/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444
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www.camden.gov.uk/planning

Origin Architecture Ltd.
Studio 72
Gaunson House
London
N15 4QQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Oak Village
London
NW5 4QN

Proposal: Erection of an infill extension to the rear flank elevation, replacement of the existing roof tiles with matching slates; alteration to the fenestration treatment; erection of a new outbuilding replacing an existing structure; installation of timber fencing to front and side and associated landscaping of the courtyard.

Drawing Nos: P-001 REV1; P-100 REVA; P-101 REVA; P-101 REVA; P-102 REVA; P-200 REVA; P-201 REVA; P-202 REVA and Design & Access Statement commissioned by Origin REVA.

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: P-001 REV1; P-100 REVA; P-101 REVA; P-101 REVA; P-102 REVA; P-200 REVA; P-201 REVA; P-202 REVA and Design & Access Statement commissioned by Origin REVA.

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 infill extension would project with a modest scale and proportionate size along the side elevation of existing two storey structure. The extension is proposed to be constructed of brickwork to match the host building. The roof would be mono-pitched with a rooflight and the rear elevation of the extension will incorporate a frameless glass. There are a number of infill extensions within the terrace and some have similar glazed design as proposed, and therefore this would be part of the character of the area. Given its location on a secondary façade at ground floor level, it is considered that the proposed extension would not detract from the character and appearance of the host building or the wider area in general by reason of its scale, design and materials to be used.

All the timber sash windows to the front and timber casement windows to the rear elevations would be replaced with double glazed timber sash windows that would match the existing in terms of materials, colour, design and proportions. The windows would preserve the character and appearance of the host building.

The proposed alterations to the roof are considered acceptable in design and appearance.

The infill element would sit on the boundary fence with 23 Oak Village and would only protrude 200mm high above the boundary fence. The extension would have a sloped roof and therefore reduce the impact on neighbours amenity. With regards to daylight/sunlight the neighbouring windows at 23 Oak Village to the flank elevation are already overshadowed by the existing two storey rear addition. Due to the scale, projection and location of the extension, it is not considered this would result in significant harm to the neighbouring amenity, in terms of loss of light, outlook or privacy.

No objections were received following the consultation process and the site's planning history was taken into account when coming to this decision.

As such, the proposed development is considered to be in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer