

Application ref: 2022/1901/P
Contact: Tony Young
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Date: 26 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Cake Architecture Ltd
19 Erncroft Way
Twickenham
TW1 1DA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
95 York Way
London
N7 9QF

Proposal:

Erection of a single storey, ground floor rear extension with side return courtyard, installation of metal framed double-glazed doors and windows, two rooflights with timber privacy fins, an altered side boundary and a sedum roof.

Drawing Nos: (015_DWG_02_)000, 001, 002, 003, 010, 011, 012; Design and access statement from CAKE Architecture Ltd. dated 03/05/2022.

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: (015_DWG_02_)000, 001, 002, 003, 010, 011, 012; Design and access statement from CAKE Architecture Ltd. dated 03/05/2022.

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.

- 4 Prior to commencement of the approved works, full details in respect of the sedum or living roof shall be submitted to and approved by the local planning authority. The details shall include:

- a. roof plan showing details of the sedum or living roof, including the area to be occupied, species and planting density;
- b. section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the roof;
- c. manufacturer's specification providing full details of planting species and density; and
- d. a programme for a scheme of maintenance to ensure sustainability of the roof.

The sedum or living roof shall be fully provided in accordance with the approved details prior to first use of the extension and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and to provide an adequately maintained living roof in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, other than site clearance, preparation, and demolition, sample panels of all the facing brickwork demonstrating the proposed type, colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the approved panels shall be retained on site until the work has been completed.

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.

- 6 No part of the flat roof area above the ground floor rear extension hereby approved shall be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers, and the amenity and appearance of the area in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 7 All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage during construction work in accordance with the approved drawings and with guidelines and standards as set out in BS5837:2012, 'Trees in Relation to Design, Demolition and Construction.'

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer