

Application ref: 2022/2669/P
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Date: 16 March 2023

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Be-Studio Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**5 A Greville Place
London
Camden
NW6 5JP**

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2021/0305/P granted on 19/04/2021. Planning permission 2021/0305/P granted consent for 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase'. The variation of the condition is to allow for the installation of skylights on the roof of the approved single storey rear extension and a change to style of French windows in single storey (lower ground floor) rear extension.

Drawing Nos: 22023: BE: 00 - A - 101 R05 (Existing & Proposed Ground Floor), XX - A - 201 - R03 (Existing & Proposed Rear Elevation), B1 - A - 100 R06 (Existing & Proposed Lower Ground Floor), RF - A - 103 R06 (Existing & Proposed Roof Plans), 01-A-102 R05 (Existing & Proposed First Floor)

XX - A: 001 (Location Plan), 002 (Site Plan), 003 (Block Plan)

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 permission reference 2021/0305/P granted on 19/04/2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 3 For the purposes of this decision, condition no.3 of planning permission 2021/0305/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

22023: BE: 00 - A - 101 R05 (Existing & Proposed Ground Floor), XX - A - 201 - R03 (Existing & Proposed Rear Elevation), B1 - A - 100 R06 (Existing & Proposed Lower Ground Floor), RF - A - 103 R06 (Existing & Proposed Roof Plans), 01-A-102 R05 (Existing & Proposed First Floor)

XX - A: 001 (Location Plan), 002 (Site Plan), 003 (Block Plan)

(Previously approved drawings and documents: Site & Location Plan, 67: S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11, 01 A, 02 A, 03 A, 04, 05 B, 06, 07 A, 08 A, Design & Access Statement, Heritage Statement)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

On 19/04/2021 planning permission 2021/0305/P for the 'erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase' was approved. The approved scheme included a solid flat roof on the roof of the single storey rear extension and matching French windows across the rear elevation.

The application proposes to vary the condition relating to the approved drawings such that three roof lights are installed on the roof of the single storey rear extension and fully glazed full height timber glazed doors are provided across the rear elevation.

(Note: A simultaneous Listed Building Consent (2022/5444/L) has been submitted for the proposed alterations together with internal alterations and this is considered separately).

Sited on the roof of the 2021 approved single storey rear extension the proposed roof lights would not harm the special architectural or historic merits of the Listed building. The single storey rear extension is to be used as a dining room extension to a kitchen and the proposed roof lights, given their size, scale and location, would not cause harm to the original fabric and historic significance of the Listed building, the character or appearance of the Conservation Area or the amenity of any neighbouring occupiers in terms of light spill or overlooking.

Sited at lower ground floor level and behind the boundary walls, the full height, fully glazed doors across the proposed single storey rear extension would also not harm the architectural or historic merits of the Listed building, the character or appearance of the Conservation Area or the amenity of any neighbouring occupiers.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

There are no other planning issues raised under the current proposal. The extension is otherwise the same as under planning permission 2021/2225/P and no new impacts on amenity would arise.

No objections have been received following statutory consultation on the application. The site's planning history has been taken into account when determining the application.

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 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer