

Application ref: 2023/0833/P  
Contact: Duty Determination Team  
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Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Date: 26 April 2023

**Development Management**  
Regeneration and Planning  
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Tasou Associates Limited  
4 Amwell Street  
London  
EC1R 1UQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**47 Flat Basement And Ground Floor  
Primrose Gardens  
London  
Camden  
NW3 4UL**

Proposal:

Single storey rear extension with upper ground floor roof terrace to an existing maisonette and associated internal reconfiguration.

Drawing Nos:

Design and Access Statement, prepared by Tasou Associates, Project Number 1852, dated APRIL 2023 (REV\_A);

Existing Plans: EX.100, EX.200, EX.300, dated February 2023;

Proposed Plans: PP.100 (REV\_A), PP.200 (REV\_A), PP.300 (REV\_A), dated 24 April 2023.

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:

Design and Access Statement, prepared by Tasou Associates, Project Number 1852, dated APRIL 2023 (REV\_A); PP.100 (REV\_A), PP.200 (REV\_A), PP.300 (REV\_A), dated 24 April 2023.

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.

- 4 A 1.6 metre high privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on either side of the terrace as shown on the approved plans, prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed full width single storey rear extension with upper ground floor roof terrace to an existing maisonette would provide an enlarged and reconfigured living arrangement within the existing ground and upper ground floor level of the house.

The full width rear extension is 3m long and does not protrude beyond any other rear building lines of neighbouring properties. It is noted, Nos 23 and 25 Primrose Gardens have similar sized extensions. In addition, the proposed extension would be constructed in materials that resemble, as closely as

possible, in colour and texture those of the existing building.

The full width rear extension cannot be readily seen within the wider context of the conservation area. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

The proposed flat roof terrace can be accessed from upper ground floor through a new hardwood hinged door, which leads to the new corner stairs. The existing modified three-tier central sash doors to the bay window will be restored and made good to enable the ingress and egress to and from the terrace/upper ground floor.

The L-shaped staircase from the terrace to the rear garden is placed on the side adjacent to No. 45 to avoid outlook into No. 49's bay window. The design is then further accompanied by two 1.6 m-tall privacy screens on both sides of the terrace to prevent overlooking issues. Further details are required for the proposed privacy screens. This will be secured by way of a planning condition.

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.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

An objection was received by the Belsize CAAC, however after the agent revised the plans, the Belsize CAAC formally withdrew their objection due to the fact that the revised scheme addressed the concerns raised by the Belsize CAAC. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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](http://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>.

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



Daniel Pope  
Chief Planning Officer