

Application ref: 2023/0283/P  
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Date: 27 April 2023

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

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**15 Lindfield Gardens  
London  
NW3 6PX**

Proposal:

Erection of rooftop extension with flat green roof and rooflight within valley roofslope to provide additional accommodation for top floor flat, plus installation of rooflight on south roofslope, dormer window on north roofslope, and associated exterior works

Drawing Nos: P001, P100, P101, P120, P121, P122, P130, P131, P200/A, P201/A, P220/A, P221/A, P222, P230/A, P231/A, Design & Access Statement, and Covering Letter

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:

P001, P100, P101, P120, P121, P122, P130, P131, P200/A, P201/A, P220/A, P221/A, P222, P230/A, P231/A, Design & Access Statement, Covering Letter

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows and rooflights (including jambs, head and cill).

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 The side dormer window and reinstated window along the north elevation facing no.17 Lindfield Gardens shall be fully obscure glazed. The obscure glazing shall be retained in perpetuity thereafter.

Reason: In order to prevent overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

i. a detailed scheme of maintenance;

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used; and

iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation 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 the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

## 1 Reasons for granting permission.

The proposed roof extension will infill an area between two existing roof slopes, to provide improved accommodation in the attic floor, while retaining a historic and complementary roof form when viewed from the street. The south part of the roof extension will retain the sloped roof form while adding a conservation style rooflight, and the north part will replicate the existing dormer and sloped roof form while extending it to the building edge. The area inbetween will be infilled with additional habitable floorspace and topped with a flat roof. The middle of the roof extension will feature an atrium with retractable rooflight. An existing bricked-up window will be opened, and window installed. It is considered that the proposed works are acceptable in terms of size and design. Due to the relatively hidden nature of the rooftop valley and the narrow side gap where only the new side dormer and rooflight will be partly visible, there will be minimal impact on the building, streetscene and conservation area. The centrally placed flat rooflight and green roof will not be visible from the street. It is considered that the works overall will preserve the character and appearance of the positive contributor host building and wider conservation area.

The roof extension will be finished with matching roof tiles, brick facade, and windows, the details of which will be secured by condition. The two proposed north facing windows will be obscure glazed to mitigate any overlooking impacts, which will be secured by condition.

The provision for a sedum roof on the proposed roof infill extension is welcomed and would improve the biodiversity and sustainability of the scheme. A condition will require details of the green roof to be approved.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook and privacy or noise disturbance.

One objection was received during the course of this application. This and the planning history of the site have been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, D2, A1 and A3 of the Camden Local Plan 2017 and policies SD2, SD5, SD6, and BGI1 of the Redington Froggnal Neighbourhood Plan 2021. 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](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