

Application ref: 2022/5521/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 3 May 2023

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

Robert Hirschfield Architects
6a Leverton Place
London
NW5 2LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**31 Lady Margaret Road
London
NW5 2NG**

Proposal:

Erection of lower ground floor rear extension with green roof and rooflight; erection of new upper ground floor rear terrace with stairs to garden and bike store underneath and extended rear patio; installation of rooflights, air source heat pump and photovoltaic panels on valley roof; rooflight on rear wing; new garden boundary treatment; insulation and rendering of side elevation, new doors in flank elevation and front lightwell; and new bike store in front garden.

Drawing Nos: 31 Lady Margaret Road NW5 2NG Design and Access Statement 05/12/2022 by Robert Hirschfield Architects, Existing Location and Block Plan E_IN-001, Existing Lower Ground Floor Plan E_IN_100, Upper Ground Floor Plan E_IN_101, Existing First Floor Plan E_IN_102, Existing Attic Plan E_IN_104, Existing Roof Plan E_IN_105, Existing Section AA E_IN_200, Existing Section BB E_IN_201, Existing Section CC E_IN_202, Existing Section DD E_IN_203, Existing Section EE E_IN_204, Existing Front and Side Elevation E_IN_300, Existing Rear Elevation E_IN_301, Proposed Location and Block Plan P_IN_001, Proposed Lower Ground Floor Plan P_IN_100 rev A, Proposed Upper Ground Floor Plan P_IN_101 rev A, Proposed First Floor Plan P_IN_102 rev A, Proposed Second Floor Plan P_IN_103 rev A, Proposed Attic Plan P_IN_104 rev A, Proposed Roof Plan P_IN_105 rev C, Proposed Front and Side Elevations P_IN_300 -2, Proposed Rear Elevation P_IN_301, Proposed Front and Side Elevations P_IN_300 rev A, Proposed Section AA P_IN_200 rev A, Proposed Section BB P_IN_201 rev A, Proposed Section CC P_IN_202 rev A,

Proposed Section DD P_IN_203 rev A, Proposed Section EE P_IN_204 rev A,
Proposed Section FF P_IN_205 rev A.

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: 31 Lady Margaret Road NW5 2NG Design and Access Statement 05/12/2022 by Robert Hirschfield Architects, Existing Location and Block Plan E_IN-001, Existing Lower Ground Floor Plan E_IN_100, Upper Ground Floor Plan E_IN_101, Existing First Floor Plan E_IN_102, Existing Attic Plan E_IN_104, Existing Roof Plan E_IN_105, Existing Section AA E_IN_200, Existing Section BB E_IN_201, Existing Section CC E_IN_202, Existing Section DD E_IN_203, Existing Section EE E_IN_204, Existing Front and Side Elevation E_IN_300, Existing Rear Elevation E_IN_301, Proposed Location and Block Plan P_IN_001, Proposed Lower Ground Floor Plan P_IN_100 rev A, Proposed Upper Ground Floor Plan P_IN_101 rev A, Proposed First Floor Plan P_IN_102 rev A, Proposed Second Floor Plan P_IN_103 rev A, Proposed Attic Plan P_IN_104 rev A, Proposed Roof Plan P_IN_105 rev C, Proposed Front and Side Elevations P_IN_300 -2, Proposed Rear Elevation P_IN_301, Proposed Front and Side Elevations P_IN_300 rev A, Proposed Section AA P_IN_200 rev A, Proposed Section BB P_IN_201 rev A, Proposed Section CC P_IN_202 rev A, Proposed Section DD P_IN_203 rev A, Proposed Section EE P_IN_204 rev A, Proposed Section FF P_IN_205 rev A.

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 first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the green roof shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance;
 - ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The green roof 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 in accordance with policies A3, CC1, CC2 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals include rooflights, PV panels and air source heat pump at roof level, a lower ground floor extension, bike storage to the front garden, side elevation and boundary alterations, and an upper ground level roof terrace with a low shed/ bike storage underneath. The property is considered a positive contributor within the Kentish Town Conservation Area.

The single storey lower ground extension would project 3m over the garden patio against the boundary with no.29, aligning with the projection of the host property's existing outrigger. On the other side against the boundary with no.33, the raised terrace would sit alongside the flank wall of the neighbour's existing single storey extension, but would not project as far. The extensions are restricted to the lower levels of the building and are of a reasonable size and projection into the garden, so that garden space is not compromised. The extensions are considered modest and appropriate in bulk and design, subordinate to the host building. To the main flank elevation, the ground level will be re-levelled with a ramp instead of stairs, a new side door will be inserted, the existing window removed, and the side elevation insulated and rendered. The loss of exposed brickwork is undesirable but is less noticeable from the streetscape due to the narrow gap between the building's side elevation and its neighbour's. The bike store in the front garden is a modest and appropriate structure.

In terms of detailed design, the rear façade fenestration will change from a window to glazed doors to give access to the patio, and at first floor level a glazed door will give access to the new upper terrace. The rear extension will be brick to match the rest of the property, and the balcony balustrade will be a black vertical metal balustrade in line with the traditional character of the conservation area. The new extensions at upper and lower ground level will feature areas of green roof, details for which have been secured by condition. The boundary walls in the rear garden will remain but the existing trellis will be

replaced by a section of timber fence of similar height.

On the main roof, an air source heat pump (ASHP), photovoltaic panels and three rooflights to be installed would not be visible from the public realm, as the ASHP is hidden behind the high front parapet. Some alteration of the butterfly roof is necessary for a flat surface to install the ASHP and to allow for safe maintenance access, but the roof plan has been revised to minimise loss of historic fabric at this level. A condition will be added to ensure the ASHP is used for heating only, as its use for cooling is not considered environmentally friendly.

Overall, the scheme is considered to protect and enhance the appearance of the host building, streetscene and the wider Kentish Town Conservation Area.

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 originally proposed air-conditioning unit has been removed from the scheme due to sustainability concerns.

In terms of neighbouring amenity, the rear extension is modest in nature and is not considered to cause any material harm in terms of loss of daylight, sunlight, privacy or outlook to any of the surrounding properties. The new terrace is set against the flank wall of the neighbour's extension and would not give rise to harmful views into any nearby habitable rooms, and the new rooflights look upwards rather than outwards to let in natural light rather than create a view.

2 Reasons for granting permission continued.

No objections were received during the course of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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



Daniel Pope
Chief Planning Officer