

Application ref: 2022/5410/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 31 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

ZRP architects
26 Exmouth Market
London
EC1R 4QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**168 North Gower Street
London
NW1 2ND**

Proposal:

Erection of a ground floor rear extension with roof terrace above and a first floor rear infill extension with green roof to create enlarged and additional bedrooms for an existing HMO (Class C4).

Drawing Nos: Design & Access, Planning and Heritage Statement; Location Plan; Site Plan; S_100; S_200; S_300; P_100_01; P_200_01; P_300_01.

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 & Access, Planning and Heritage Statement;

Location Plan; Site Plan; S_100; S_200; S_300; P_100_01; P_200_01; P_300_01.

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 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed 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 approval given. The approved panel 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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 (including jambs, head and cill) and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 6 Prior to commencement of development, full details in respect of the green roof in the area indicated at second floor level on the approved plans 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;
 - iii. full details of planting species and density.

The living 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 and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The flat roof of the 1st floor rear infill extension shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application relates to the erection of two extensions at the rear of the property; at ground level there would be a full width extension and at first floor level there would be a rear infill extension with a new roof terrace. The proposal intends to enhance the existing HMO by enlarging 2 existing bedrooms and creating an additional new bedroom.

The proposed ground floor extension would protrude approximately 1.2m past the existing building line and infill an alcove between the main rear elevation and rear wing. The extension at the first floor would infill the side of the return and result in a full width extension at this level too. Although these additions would add bulk to the host building, the extensions are proportionate and subservient to the property, and the infilling of the alcove areas would increase the amount of light available to the property's bedrooms, which are currently overshadowed due to the rear wing standing directly to the south. The extensions would protrude slightly past the building line of the neighbouring properties; however the site's physical constraints (due to the dominance of the buildings to the rear) and the very limited visibility from the public realm means that this would not be considered to harm the character and appearance of the host property. Although contributing to the massing at the rear elevation, it is considered that these extensions would provide a simpler and less cluttered and shadowed composition on the rear façade than the existing wing and alcove space.

The works would retain part of the existing amenity terrace at ground floor and create an additional roof terrace at first floor. The roof terraces' modest depth would appear subordinate to the rear elevation.

The proposed rear extensions would use matching reclaimed stock bricks and timber-framed doors to integrate with the existing rear elevation and neighbouring properties, which would preserve the appearance of the building. The new roof terrace would feature a masonry parapet with a height of 1.1m,

which would function as balustrading, and the flat roof of the first floor extension would include a green roof. As such, the materials would be considered appropriate and acceptable within this setting, and conditions would be added to secure details of materials, doors and the green roof.

It is considered that the significance of the listed building includes its architectural design and materials and its value as an early 19th century townhouse. The proposed extensions, although substantial, are located in a very visually enclosed part of the site and have a negligible impact on the parts of the building which are significant. The additions are therefore considered to be appropriate in scale, design, and materials and would preserve the character and appearance of the listed building.

The extensions would allow for the reconfiguration of the internal rooms. The new extensions would allow for the addition of a new bedroom at ground floor level, which would be primarily located in the area to be infilled. The new room, along with all other rooms in both units affected, would be adequately sized to meet HMO requirements, and that the numbers of bedrooms with direct access to amenity space would increase from 1 to 3. The new bedroom would provide acceptable outlook and daylight.

Due to the elevation difference between the host property and the extensions of the neighbouring property to the north (no.170), as well as the modest increase in depth of the extensions, there would not be a harmful impact in terms of light, outlook and privacy to the neighbouring properties. The proposed new terrace is also limited in size and, due to its angle and orientation, would not create any negative impact in terms of overlooking.

- 2 No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid 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.

As such, the proposed development is in general accordance with policies A1, D1, D2 and H10 of the London Borough of Camden Local Plan 2017. 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 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-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