

Application ref: 2023/1045/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 7 June 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

Sabbadin Corti Limited
Studio LG03, Edinburgh House
170 Kennington Lane
London
SE11 5DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Savernake Road
London
Camden
NW3 2JP

Proposal: Erection of a single-storey rear and side extension; loft conversion including new rear dormer and insertion of two roof lights to the front roof slope; replacement of the existing single-glazing windows with double-glazing to match existing; erection of bin and bike store in front garden

Drawing Nos: EX-01-001, EX-02-099-104, EX-03-001-003, EX-04-001, PR-02-099, PR-02-100 (Rev 02), PR-02-101, PR-02-102, PR-02-103 (Rev 02), PR-02-104 (Rev 02), PR-03-001 (Rev 02), PR-03-002 (Rev 02), PR-03-003, PR-04-001 (Rev 02)

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:

EX-01-001, EX-02-099-104, EX-03-001-003, EX-04-001, PR-02-099, PR-02-100 (Rev 02), PR-02-101, PR-02-102, PR-02-103 (Rev 02), PR-02-104 (Rev 02), PR-03-001 (Rev 02), PR-03-002 (Rev 02), PR-03-003, PR-04-001 (Rev 02)

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 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
- a detailed scheme of maintenance
 - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear/side extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space and shall be accessed only for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The application is located within Mansfield Conservation area and is listed as a positive contributor. Following an assessment alongside comments from the Conservation officer, revisions were sought to reduce the amount of glazing on the ground floor extension, scale of rear dormer and size of front roof lights.

The removal of the rear bay will result in a low level of harm to allow for the proposed rear ground-floor extension. However, there are multiple planning precedents for the construction of extensions in this location which inevitably involve the loss of the bay under current Local Plan policy.

The proposed full-width wraparound rear extension is of acceptable scale and proportions in relation to the host dwelling, whilst there is a side and rear extension element which is joined up, the single storey nature and accepted depth means that it maintains an accepted level of subordination and does not appear overbearing in the context of the rear elevation. As highlighted above, there have been a large number of full-width rear extensions at the back of houses on this side of the street, and therefore the proposal also preserves the prevailing character of the Conservation area; aligning with similar development within the area. It is considered the design to be of a high quality and the materials used I limestone cladding and aluminium frames for the glazing to be acceptable. The extension also includes a green roof and a condition will be placed on the application to secure its details.

Although the proposed rear roof dormer is on the larger side its design is consistent with other rear dormers on this side of the street which are also visible in local views. As such, the dormer is not disproportionate in size and scale to the rear roof slope. It is also positioned so that it sits below the main roof ridge with an apron below, and is set away from the party walls so it does not read as an overly dominant feature in the roofscape and is therefore acceptable.

There is a precedent for rooflights in the front roofslopes of the houses in the street and following amendments these have been reduced in size so they now an appropriate scale in the context of the roof slope.

The replacement of windows, with double glazed timber sash windows is acceptable and maintains a high quality material throughout the property. The bin and bike store is appropriately located and scaled meaning that, while it is at the front of the property the impact to the character of the site or conservation is minimal.

In relation to amenity, the side extension and 'wrap-around' element are facing the western side and no.16. This property already has an side and wrap-around extension meaning that any impact to outlook, daylight, privacy or enclosure is not considered significant. For the occupants of no.20, they will only read the 3.6m rear extension, which is relatively small scale in nature and is only 3.0m height meaning the amenity impacts will not be significant. A condition will also be placed on the application is to restrict the use of the flat roof of the extension for maintenance purposes only. The dormer overlooks Hampstead Heath and the rear gardens of Savernake Road meaning there will be a limited increase in overlooking but not enough for there to be adverse impacts to the neighbouring amenities.

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.

No objections have been received prior to making this decision, the Mansfield CAAC have not commented on the proposal. 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, CC1, CC2, 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-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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer