

Application ref: 2023/0350/P
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Date: 12 June 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Francis Hur Architecture Ltd
Second Floor
108 Lady Margaret Road
London
N19 5EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 Netley Street
London
Camden
NW1 3EH

Proposal:

Demolish existing outbuilding and replace with new garden room with a single storey side extension connecting to the main dwelling house.

Drawing Nos: A-001, A-100, A-101, A-102, A-103, A-200, A-201, A-300, A-301, Design and Access Statement and Location Plan

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 A-001, A-100, A-101, A-102, A-103, A-200, A-201, 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 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
 - 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 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.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The application is locally listed alongside the adjacent building no.39. The description mentions that these properties are "the Last two remaining examples of the early-mid 19th century housing that used to occupy the entire length of Netley Street before its connection with Stanhope Street to the west was severed". It goes on to say that 'They are an important reminder of the historic form of development and contribute well to the appearance of the street.'

The site itself it contains an existing outbuilding which will be replaced by a slightly larger one to accommodate an accessible toilet. The increase in scale and footprint is only slight given the replacement of existing structures. Overall

the existence of the outbuilding means the appearance of the rear garden setting would not drastically change and therefore the impact will not be adverse.

The glass link extension would read as being subordinate to the house. The size and massing of the extension retains an acceptable amount of garden space. It would be subordinate to the main dwelling house even when linked with the outbuilding. Whilst there would be a loss of garden, the applicant has agreed to a green roof for the connecting passage and outbuilding which contributes to offsetting this loss and improving biodiversity on site. Further details will be secured by condition.

In terms of amenity, the new outbuilding will not cause any impact due to its location to the rear of the garden and the link structure will be concealed behind the large boundary wall meaning any impact is mitigated. The existing presence of an outbuilding means that the any further impact caused by the proposed development is minimised. Looking at existing photos the outbuilding has some sort of terrace structure on top of it which would be removed as part of this proposal meaning that it would actually improve privacy and overlooking for no.37. A condition will be placed on the application to ensure that the flat roof of the outbuilding and extension will not be used as a terrace.

No objections have been received prior to making this decision, 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, 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.

- 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