

Application ref: 2023/0459/P
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Development Management
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John Stebbing Architects Ltd
Unit 2B
Barton Road Trading Estate
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Bracknell Gardens
London
NW3 7EB**

Proposal: Conversion of roofspace and roof level extension, including new roof lights, in association with enlargement of existing 2nd floor flats into roofspace; creation of new rear roof terrace above existing bay window to serve a 2nd floor flat; opening up of front lightwell to rear of existing garages and extension of residential accommodation into existing basement, in association with enlargement of existing ground floor flats; alterations to layouts of existing flats; refurbishment of the existing garages and conversion of the western garage to bin and bike storage ancillary to the flats, erection of metal balustrades at the rear edges of the garages and edges of the lightwell; creation of green roofs over the garage roofs; associated works

Drawing Nos: As Existing Plans, dwg. 2152.10, 30/06/2022; As Existing Elevations & Sections, dwg. 2152.11, June 2022; As Proposed Plans, dwg. 2152.12, June 2022; As Proposed Elevations & Sections, 2152.13a, June 2022; Design and Access Statement, John Stebbing Architects, 30/06/2022

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 As Existing Plans, dwg. 2152.10, 30/06/2022; As Existing Elevations & Sections, dwg. 2152.11, June 2022; As Proposed Plans, dwg. 2152.12, June 2022; As Proposed Elevations & Sections, 2152.13, June 2022; Design and Access Statement, John Stebbing Architects, 30/06/2022

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 Before the relevant part of the work is begun, detailed drawings 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 new railings / balustrades and garage doors

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.

- 5 The new basement window shall be timber framed.

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.

- 6 Prior to commencement of development , full details in respect of the living roof over the garages 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.

- 7 The garage roofs shall not be used as roof terraces.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves undertaking various alterations and additions to the existing four level building, principally an attic extension as an extension to the existing 2 x second floor flats; as well as excavating an infilled space between the western garage and the main building to form a lightwell to a proposed bedroom for the extended ground floor 'Flat 1' at the lower ground floor level.

The attic extension and infill of the valley roof would result in minimal perceived change to the roof form as viewed from the public realm, with the overall height of the building remaining unchanged and the gable ends at front and rear elevations be retained. Notwithstanding, the infill of valley roofs has occurred on other surrounding properties in the locality such that the proposed attic extension and valley infill would not appear out of character with the mix of roof typologies present in the wider environment. The proposed rooflights would be inserted flush with the roof, and are small in scale and commensurate with the size of the roof.

The proposed metal balustrades / railings would be in keeping with the traditional detail of the existing building, and would be viewed as secondary, unobtrusive elements. The railing on top of the garage would be set back closer to the existing house and not be positioned over front elevation of the garages. As such the railings would not dominate over the street and be seen in association with the more dominant structure of the existing house. Specifically with regard to the proposed second floor roof terrace at the rear elevation, this would have a modest size and incorporate the existing raised parapet, with only a small section of safety railing being installed at the rear of the parapet. Therefore, the terrace and associated railings would have a limited degree of visual impact on the appearance of the existing built form.

The proposed joinery on the new fenestration is also in keeping with the existing joinery and traditional materials on the existing building. The timber doors on the garages' front elevations are considered an improvement to the existing non-traditional metal doors.

The inclusion of the green roofs over the existing garage roofs is supported, as these will mitigate stormwater run off from the site and improve sustainability outcomes.

Overall the works will not harm the character and appearance of the host building, streetscene and 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.

With regard to amenity effects, any overlooking from the second floor balcony and fifth floor attic extension over adjacent properties would be negligible given the modest size of the attic's rooflights, obstruction posed by existing vegetation, and the separation distance and elevated height of the attic bedrooms relative to adjacent properties. Given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The proposed attic extension bedrooms are adequately sized and dimensioned, therefore appropriate internal amenity would be provided for residents.

One objection has been received made on behalf of the owners of the adjacent property at 10 Bracknell Gardens. The objector objects to the installation of the metal railings atop the proposed garages, due to the visual impact of the balustrades and the potential use of the garage roofs as a terrace. The proposed railings would be acceptable in terms of their design and impact on the street scene as discussed above. A condition is proposed restricting the use of the garage roofs as terraces. The railings are also required due to the need to comply with Building Control regulations. The objector also has concerns with the visual impact of the proposed lightwell as viewed from the objector's entrance gate. The lightwell is modest in size and would be viewed in a transient manner, with the garage and house being the more prominent visual elements. The lightwell would also be setback from the street, limiting the potential for it to be cluttered with litter and other detritus from the street. On this basis the visual effects of the lightwell are acceptable.

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, D2 and CC2 of the Camden Local Plan 2017, and SD1, SD2, SD4, SD5, SD6 and UD1 of the Redington Froggnal Neighbourhood Plan. 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



Daniel Pope
Chief Planning Officer