

Application ref: 2023/2045/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 4 July 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

felix db limited
12 Chichester Road
London
NW6 5QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**118 Torriano Avenue
London
Camden
NW5 2RY**

Proposal:

Erection of a single storey rear extension with flat roof design, green roof and rooflight and hard and soft landscaping to the rear.

Drawing Nos: FDB-118R-A001, A100-104, A301, A302, A401, A501, A801, FDB-118R-A201-204, A206, A303, A304, A402, A403, A503, Design and Access Statement (19/05/2023)

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 FDB-118R-A001, A100-104, A301, A302, A401, A501, A801, FDB-118R-A201-204, A206, A303, A304, A402, A403, A503, Design and Access Statement (19/05/2023)

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 The green roof shall be provided in the form shown on the approved drawings for the rear extension prior to the extension being brought into use and shall be thereafter retained and maintained.

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 extension approved under 2023/2045/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed 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 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 proposal is for a full width single storey rear extension measuring 2.57m in depth and 3.31m in height with a flat roof design, roof light and green roof. The extension contains aluminium crittal style sliding doors, soldier course and parapet walls and made out of London stock brick. 118 Torriano Avenue is a locally listed building.

Whilst there are not many full width precedents in the area, the scale of the extension is considered acceptable because of where it is located within the lower ground rear 'lightwell' area which would prevent it from significantly encroaching into the main garden. The local listing refers only to the front of the

property in terms of the reasons for its listing. The depth and height of the extension are appropriate in that the scale is sympathetic to the rear elevation and form of the overall building on the site. The roof light is acceptable and the green roof, secured by a condition, will help mitigate the extension's impact on surface water run-off. The design of the sliding doors are acceptable and do not dominate the rear elevation providing a good balance between brick and glazing.

The landscaping of the rear directly adjacent to the extension creates a small patio area with steps going up to the original ground level. This is a small change and bears little on the character of the area or locally listed building.

In relation to the materials the aluminium frames are acceptable as the extension is a non-original part of the building and the London stock brick is sympathetic to the area and matches the building. Therefore these elements are considered acceptable.

In terms of amenity because the rear extension would be located in the lower ground floor level the impact upon the outlook, daylight/sunlight or sense of enclosure for any neighbouring properties is very limited. To ensure that privacy has been protected a condition will be placed on the application restricting the use of the flat roof extension as a terrace.

One objection has been received prior to making this decision. The objection related to the roof light and rear doors and impacting upon amenity in terms of light pollution. The concerns are considered to have been addressed by the design as the roof light is not considered large and the level of glazing to the rear is acceptable. The lower ground floor location will mean the impact is minimised further.

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.

- 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.

- 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.

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