

Application ref: 2023/0525/P
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Date: 11 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

MasterPlan Design Ltd.
The Vicarage
1 Wood Hill
Leicester
LE5 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 Priory Road
London
NW6 4SJ

Proposal: Conversion of existing maisonette dwelling over upper three floors into three flats, conversion of existing loft into a study as part of the second floor flat including construction of a new dormer and rooflight, single and double storey rear extension at the lower ground floor and upper ground floor levels to extend the existing lower ground floor flat and proposed upper ground floor flat; other ancillary associated works including extension of the existing rear patio, installation of cycle stands in the front yard, and repair or rebuild the existing front boundary wall

Drawing Nos: Site Plans, rev H, MPD-1179-PL-01-A, 03.02.2023; Existing/Proposed Floor Plans, MPD-1179-PL-01-H, rev H, 04.07.2023; Existing/Proposed Elevations, MPD-1179-PL-02-H, rev H, 04.07.2023; Internal Daylight and Sunlight Study, prepared by Base Energy Services Ltd, rev 1, dated 31.03.2023; External Daylight and Sunlight Study, prepared by Base Energy Services Ltd, rev 0, dated 17.03.2023; Design & Access and Heritage Statement, prepared by Masterplan Design, July 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: Site Plans, rev H, MPD-1179-PL-01-A, 03.02.2023; Existing/Proposed Floor Plans, MPD-1179-PL-01-H, rev H, 04.07.2023; Existing/Proposed Elevations, MPD-1179-PL-02-H, rev H, 04.07.2023; Internal Daylight and Sunlight Study, prepared by Base Energy Services Ltd, rev 1, dated 31.03.2023; External Daylight and Sunlight Study, prepared by Base Energy Services Ltd, rev 0, dated 17.03.2023; Design & Access and Heritage Statement, prepared by Masterplan Design, July 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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site holds a planning permission (2022/1802/P) for 'Conversion of upper ground to second floors dwelling to 3 x 2 bedroom flats (Class C3)

and erection of single storey rear extension to existing lower ground floor flat plus a cycle store in front garden'. This planning permission is currently being implemented. The subject application is similar to, but would supersede particular elements and involve some additional elements, application ref. 2022/1802/P. Specifically, the consented lower ground floor single storey extension would be superseded by the proposed single and double storey rear extensions and terraces. In addition, the loft of the existing roof would be converted to a habitable space (study) with a rear dormer and rooflight, as part of the proposed second floor flat consented under 2022/1802/P. The layout of the consented second floor flat would otherwise generally remain the same, with an added spiral staircase providing access to the loft study. The layouts of the consented lower ground, upper ground and first floor flats also generally remain the same as consented. All other works, as appropriate, have been previously assessed as part of 2022/1802/P and deemed acceptable.

The newly proposed rear additions would be proportionate to the host building and in keeping with properties in the wider group of duplex properties along Priory Road, many of which include rear extensions with roof terraces in a similar arrangement to the proposal at the application site. An adequate proportion of the rear garden would remain as green space and the extensions do not require the removal of any established trees. The terraces would include metal railings, which is a material treatment that is sympathetic to the host building and wider conservation area.

The rear dormer would be modest in size and proportionate to the roofline. The dormer would also be in keeping with the character of established rooflines along Priory Road, many of which accommodate a similar sized rear or side dormer.

The Council's Conservation Officer has raised no objection to the proposed works.

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.

In terms of amenity impacts on neighbouring properties, the applicant's Daylight and Sunlight assessment report confirms that the proposal's impact on daylight to the adjacent properties at 36 and 40 Priory Road would be within the BRE Guidelines for 'Vertical Sky Component'. The proposal would also ensure the minimum requirements for sunlight hours both annually and in the winter months in relation to 36 and 40 Priory Road would satisfy BRE Guidelines in this regard. With regard to overlooking, the proposed roof terraces may permit a limited amount of additional overlooking into adjacent properties. However as rear terraces are common in the immediate area any overlooking would be commensurate with overlooking already enabled from the established roof terraces of adjacent properties. The adjoining first floor roof terrace would be elevated above the existing lower roof terrace to 40 Priory Road and therefore would prevent direct overlooking into the adjacent terrace.

Existing, dense vegetation would restrict overlooking into adjacent properties to the rear on Priory Terrace. Overall, the roof terraces and rear dormer window would not significantly increase the incidence of overlooking into adjacent properties.

The terraces would also increase the living area size of the upper ground floor flat and serve as an added amenity space to the upper ground and first floor flats, which did not previously accommodate any outdoor living space as part of 2022/1802/P layout.

- 2 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, 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 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.

- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact

Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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