

Application ref: 2023/0562/P
Contact: Daren Zuk
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Date: 10 August 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

Easton Design Office Ltd
23-24 Second Floor
Easton Street
London
WC1X 0DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
1 Adamson Road
London
NW3 3HX

Proposal: Erection of single-storey lower ground floor rear extension.

Drawing Nos: 001, 00.001, 00.100, 00.101, 01.100, 01.101, 201, 202, 301, 302, 303,
Design and Access Statement (Aug 2023 Rev B)

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:

001, 00.001, 00.100, 00.101, 01.100, 01.101, 201, 202, 301, 302, 303, Design and Access Statement (Aug 2023 Rev B)

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 Policies 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 CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roofs of the extensions hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear extension is considered acceptable in siting, scale, and design. It would read as subordinate to the host building, while using matching and complementary materials including modern sliding glass doors and matching brick. Therefore, the extension would not result in undue harm to the character, appearance, or historic interest of the property. By reason of its siting to the rear of the house, it would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene or the wider conservation area. The rear extension would also

result in more than 50% of the rear garden remaining as such, thus retaining sufficient outdoor amenity for current and future occupiers.

The provision for a green sedum roof on the proposed rear extension is welcomed and would reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability and biodiversity of the scheme. A condition will require the installation and details of the green roof.

During the course of the application the proposal was amended, and a proposed basement omitted. Further revisions were submitted based on comments from officers, who cited concerns with the proposed depth of the rear extension, which was subsequently reduced in depth by 2.1m. The proposed depth is now considered acceptable.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity due to the erection of the rear extension. An existing 3.5m wall along the shared boundary with adjoining no.3 would remain in place, thus shielding the proposed extension which has a height of 3m. There would be no concern for impacts on outlook, daylight, or privacy.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No responses were received from neighbouring occupiers following statutory consultation. An objection received by the Belsize CAAC was withdrawn following the revisions outlined above. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, A3, D1, D2, CC1, CC2, and CC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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.
- 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.

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