

Application ref: 2023/1566/P
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Date: 13 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Martins Camisuli Architects
Unit 1
2a Oakford Road
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NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Harmood Street
London
NW1 8DP

Proposal:
Erection of rear extensions at ground and first floors and rooflights to rear slope

Drawing Nos: Site Location Plan 214(01)_00, 01, 02, 03, 04, 05, 06, 07, (02)_01, 02, 03, 04, 05, 06, 07, 08, 09.

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 Location Plan 214(01)_00, 01, 02, 03, 04, 05,

06, 07, (02)_01, 02, 03, 04, 05, 06, 07, 08, 09.

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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed extensions to the rear of the property at ground and first floor level, with the addition of two roof lights to the rear roof slope are considered acceptable in terms of design, scale and materials.

At ground floor, a modest existing closet wing to the south shall be demolished with a replacement re-positioned and enlarged closet wing erected to the north. The rear ground floor shall be furnished with timber framed glazed sliding doors, facing into the private garden space. The roof of the new closet wing shall be furnished with a sedum roof covering providing biodiversity benefits, which is welcomed and details of which are secured by condition.

At first floor, the existing anomalous roof terrace shall be lost; with the introduction of a pitched roof extension, mirroring the roof slopes of the existing roof scape along the host terrace of properties. The new extension shall be fitted with a timber framed sash window to match the existing first floor fenestration.

The new roof shall be slate to match the existing. Brickwork shall use London

Stock to match the existing. Connected to this, the existing party wall to the north with the Camden Centre for Learning shall be made good, with the added benefit of preventing any overlooking into the playground area. The first floor addition would have only limited visibility within the conservation area. As such, on balance the first floor extension is considered acceptable in this location and instance.

To the roof; at the main rear roof slope, two roof lights shall be installed, with a further roof light installed to the existing and new proposed sloped roof elements at first floor. All roof lights shall be installed flush to the roof slopes and are appropriate to the conservation area.

Given the position of the host site, the alterations would not be visible from the public realm. There are no proposed alterations to the front of the property. The proposals are considered to be sensitive to the host site and surrounding context and would not harm the character and appearance of the wider conservation area.

The proposed scheme is not considered to give rise to any harmful impacts on neighbouring residential amenity in terms of loss of light, privacy or outlook. The removal of the existing but somewhat anomalous roof terrace overlooking the learning centre is welcomed.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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.

The proposed development is therefore 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 2023.

- 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-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