

Application ref: 2023/2254/P
Contact: Lauren Ford
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Date: 21 September 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

AURAA Ltd
54 Georgiana Street
London
NW1 0QS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1, 105
Priory Road
London
NW6 3NN

Proposal:

Erection of single storied ground floor rear extension and rooflight and alterations to the fenestration of the existing ground floor rear extension.

Drawing Nos: Design, Access and Heritage Statement 01 June 2023, 2308_EX_001, 2308_EX_100, 2308_EX_110, 2308_EX_200, 2308_EX_300, 2308_EX_310, 2308_EX_320, 2308_PA_002, 2308_PA_100, 2308_PA_110, 2308_PA_200, 2308_PA_300, 2308_PA_310, 2308_PA_320,

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 Design, Access and Heritage Statement 01 June 2023, 2308_EX_001, 2308_EX_100, 2308_EX_110, 2308_EX_200, 2308_EX_300, 2308_EX_310, 2308_EX_320, 2308_PA_002, 2308_PA_100, 2308_PA_110, 2308_PA_200, 2308_PA_300, 2308_PA_310, 2308_PA_320.

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 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan.

- 4 The flat roof of the single storey rear extension is not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a semi-detached, two storied (plus loft) dwelling located on the western side of Priory Road. The building is not listed, but is located within the South Hampstead Conservation Area.

The proposed works would involve the erection of a single storied ground floor rear extension and rooflight and alterations to the fenestration of the existing ground floor rear extension. The proposed materials include brickwork to match the existing house, single ply flat roof membrane for the extension flat roof, double glazed PPC aluminium bifold doors to the rear extension and double-glazed timber framed windows.

The proposed rear extension would be sized, designed and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. It is noted that the proposed rear extension is smaller in scale than the rear extension previous approved for the site (ref: 2020/1035/P). Given the size of the host building, and size of the proposed extension, the single storied extension would remain subordinate and would not overwhelm its proportions or architectural detailing. The proposed rooflight is similar in size to that approved through the previous approval for the site (ref: 2020/1035/P) and is therefore considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or noise. The rear extension is limited in scale and located at ground floor level and the door proposed on the side elevation would be setback from No.103.

No objections were received prior to making this decision, however a comment was received from CRASH (Combined Residents' Associations of South Hampstead). The comment from CRASH was noted and clarified during the course of the assessment. A condition was also added as requested by CRASH regarding the flat roof not being used as a terrace, which is common practise at Council. 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 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan. 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-planning-decision.](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 centered on a light gray rectangular background.

Daniel Pope
Chief Planning Officer