

Application ref: 2023/3233/P
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Date: 22 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Jamie
Flat 4
7 Clifton Gardens
Folkestone
CT20 2EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
142 Fleet Road
London
NW3 2QX

Proposal:

Erection of a single storey ground floor rear and side extension with green roof.

Drawing Nos: Design and Access Statement, FR.001, FR.010, FR.011, FR.020, FR.021, FR.110, FR.111 Rev B, FR.120, FR.121.

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 and Access Statement, FR.001, FR.010,

FR.011, FR.020, FR.021, FR.110, FR.111 Rev B, FR.120, FR.121.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

- 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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 G1, CC1, CC2, CC3, CC4(major apps only), D1, D2 and A3 of the London Borough of 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 application site comprises the ground floor flat of a terraced house and is located within the Mansfield Conservation Area.

Due to the size, siting and design, the proposal would preserve the character of the Mansfield Conservation Area. The extension is small in scale, with a height of 2.4m and is kept at a single storey so as to reduce the impact on the conservation area. The extension would sit behind the rear wall, and would not be visible from the public realm. The size of the extension is not considered to impact unduly on the openness of the site or amenity value of the rear garden.

A sufficient amount of rear garden amenity space would be retained as a result of the proposal. The green roof is appropriate, as are the proposed materials (London stock brick to match the existing slimline aluminium sliding doors), which would be sympathetic and would not compromise the design and appearance of the building or terrace. It is noted that there are a number of extensions of this scale along Fleet Road including at 126 Fleet Road (2020/5279/P).

In terms of neighbouring amenity for No.144, only the rear extension would be visible to occupants of this property. The increase in depth would be just 1.5m and the height just 2.4m. Therefore, the impact on No.144 in terms of outlook, daylight/sunlight, enclosure, overlooking and privacy would be limited and is therefore considered acceptable.

With respect to amenity impacts on No.140, the Council notes that the plans, including the proposed rear elevation depicting No.142 and No.140 has some inaccuracies and does not show the outriggers correctly. However, with photographs on record of the site and comments from the neighbour confirming the room layout and functions, officers are able to make a robust assessment in relation to the impact of the extension on No.140.

Photos from the design and access statement and existing drawings confirm that the existing fence that runs between No.140 and No.142 is measured at 1.8m along the shared boundary. The extension as proposed would be 0.5m higher than this for a total of 7.1m. The comments from neighbours confirm that the window on the rear elevation of No.140 serves a bedroom and the side window on the outrigger serves the kitchen which mimics the layout of the application site.

While the side window of No.140 does fail the 25 degree test, because of the fence height the window already fails this test. Whilst it is appreciated that there would be an increase in height at this point, this room is also dual aspect, benefiting from rear double doors to the garden. Therefore, it is considered that there would still be an acceptable level of both outlook and daylight/sunlight accessible to this room and the overall impact would not be harmful.

It is confirmed that the window on the rear elevation of No.140 served a bedroom. Whilst it is appreciated that the proposed extension would fall within the 45 degree line, due to the proximity of the outriggers the window would fail this test already anyway. Furthermore the window serves a bedroom which are valued less and so direct daylight/sunlight for these rooms are considered less important. Due to these factors the impact would not be adverse and therefore acceptable. In relation to outlook, due to the existing proximity of the outriggers, much of the views to the east are already blocked, and the small increase in height along the boundary is not considered to cause and adverse impact on outlook and enclosure.

With respect to privacy, no windows are proposed along the side elevation of the infill extension, or in the area adjoining No.144, thereby ensuring no privacy related effects. With regards to light spill, as the rooflight is small in scale, it would not result in an unacceptable amount of light spill.

- 3 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.

One objection has been received prior to making this decision which raised concerns surrounding light, daylight, sunlight, outlook. These matters have been addressed within the above assessment. 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 London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 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.](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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer