

Application ref: 2023/4364/P
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Development Management
Regeneration and Planning
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

Belcher Hall Associates
46A Lowman Road
London
N7 6DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

13 A Mornington Place
London
NW1 7RW

Proposal: Erection of a first floor extension.

Drawing Nos: Site Location Plan, Block Plan, Existing 243/01, 243/02, 243/03B, 243/04C. Design and Access Statement (Belcher Hall Associates 10/10/2023).

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 Location Plan, Block Plan, Existing 243/01, 243/02, 243/03B, 243/04C. Design and Access Statement (Belcher Hall Associates 10/10/2023).

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

- 5 The depth of the reveal to all front facing windows to the first floor extension hereby approved shall be a minimum of 0.1m.

Reason: To ensure the new extension achieves high quality design in accordance with Policy D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed first floor extension to the existing single family residential dwelling is considered acceptable in terms of scale, design and materials and would not appear incongruous within the context of the existing building, street scene and surrounding conservation area.

The host building is a modern infill of red brick construction with a narrow four storey element to the west side, adjacent to a single storey row of a double garage frontage, which faces Mornington Place, also with some private forecourt. The property also benefits from private rear garden. The proposed development would involve a first floor extension above part of the garages.

The new extension would be formed of two connected portions, inset from front and rear main facades of the existing host property. The rear portion being approximately 1m wider than the front. It would be clad with zinc in contrast to the existing red brick. Two double glazed timber framed casement windows

would be installed to the front elevation, with an additional fixed glazed panel to the wider front facade of the rear portion. The depth of the reveal to all front facing windows would be a minimum of 0.1m. To the rear, new double glazed timber framed French doors shall be installed with Juliette balcony. There are no new windows to the side elevation. The new extension shall have a flat roof which shall be furnished with biodiverse covering. Four small flat roof lights are also proposed to the central area of the roof which would be concealed behind the parapet and would not be visible from the public realm.

The new extension is well set back from the main front elevation and the development would retain a significant first floor level gap to the side with glancing views through to verdant rear garden spaces for passers-by. Given the existing context of the host building, the proposed first floor extension is considered acceptable in this instance. The host property would retain its distinctive character, with the new addition being subordinate to the host building. The contrast of existing and proposed materials is considered appropriate to distinguish the new extension from the main house, and would soften the appearance of additional bulk to the host building. The proposals are not considered to have any harmful impact on the setting of listed buildings along Mornington Crescent which back on to the host site. 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 introduction of biodiverse roof coverings to the new flat roof elements of the property is welcomed, details of installation and maintenance shall be secured by condition.

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 Council's Conservation and Design Officers have been consulted on the scheme and have not raised any objections.

One response was received during consultation which has been given due consideration 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.

As such, the proposed development is therefore in general accordance with policies A1, A3, 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 2023.

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