

Application ref: 2023/2169/P
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Development Management
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London Borough of Camden
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Brian O'Reilly Architects
31 Oval Road
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NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
61 Ornan Road
London
NW3 4QD

Proposal:

Remodelling of existing house with extensions including additional storey at 2nd floor, front projecting bay window and side infill at 1st floor, and ground floor extension to rear. Also, repositioning of front door, conversion of garage to living space, PV panels to main roof and pergola in rear garden.

Drawing Nos: Site Location Plan Existing/555-100-P, 101-P, 200-P, 300-P.
Proposed/555-100-P RevC, 101-P RevD, 200-P RevC, 300-P RevD.

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 Existing/555-100-P, 101-P, 200-P, 300-P. Proposed/555-100-P RevC, 101-P RevD, 200-P RevC, 300-P RevD..

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.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 of the London Borough of Camden Local Plan 2017.

- 5 The flat roofs of the property hereby approved shall not be used as amenity terraces, and access to the roof shall be limited to enable maintenance only.

Reason: To protect the amenity of neighbouring occupiers from unwanted overlooking and impacts on privacy in accordance with policy A1 of the Camden Local Plan 2017.

- 6 The first floor side window hereby approved, as shown on the proposed section A-A drawing 555-300-P RevD, shall be fitted with fixed opaque glass and shall be maintained as such in perpetuity.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations, as revised, are considered acceptable in terms of

scale design and materials and would not appear incongruous within the setting of surrounding residential properties and wider area. The works involve remodelling of the existing house with introduction of photovoltaic (PV) panels. Revisions to the scheme include removal of; proposed cladding, and; an Air-Sourced-Heat-Pump (ASHP), from scope of development.

It is noted that by virtue of the General Permitted Development Order (2020), as amended, prior approval applications enable householders to increase the height of their homes by two storeys. Under this application, the proposal would include one additional storey above the existing main roof and one additional storey above the existing garage, resulting in a part three and part two storey building. Works also include; repositioning of the front door from the west side to the centre of the front façade, with creation of a first floor bay window arrangement above the new doorway. A small single storey extension to the rear at ground floor is also part of the scheme, also with erection of a hardwood pergola to the north east corner of the rear garden.

The new built form and additional bulk of the property shall be completed with bricks to match the existing arrangement, with proposed aluminium framed double glazed fenestration to replace existing units and installed within new openings at upper floors. The additional height would mean the property shall become the tallest of its neighbouring terrace of similar properties, however the revisions to the scheme to ensure matching bricks shall be employed will soften the impact of the proposed alterations.

The proposed first floor bay window will add some articulation to the front façade of the more dominant frontage, with an overhang providing some shelter to the occupants accessing the house during inclement weather. A new bin store with grass roof is also proposed within the front garden along with some landscaping works as part of the scheme. Proposed alterations to the front façade also include loss of the garage, which is converted into habitable space and provided with a front facing window replacing the garage door.

The proposed rear extension is a minor projection from the rear of the main house, approximately 0.7m, and is not considered to cause any concerns. The new extension here shall be furnished with slim-line aluminium framed glazed sliding doors to access the rear garden.

In the rear garden, a semi-permeable paved patio shall be installed to the rear of the main house connecting to the proposed timber single storey pergola. The pergola would have a foot print of approximately 3.5m by 3.2m, with maximum height of approximately 2.4m and is not considered to cause any harm. A good size of rear garden space shall be reserved for planting.

At roof level, the new main flat roof shall be furnished with an array of PV panels which shall sit behind the parapet and shall not be noticeable from the public realm also with an accessible roof light. The new roof above the side extension includes a central roof light and proposals for an ASHP shielded by planter boxes at both front and rear. Whilst sustainability measures are welcomed, the ASHP is shown on the drawings as indicative and shall require full details including noise impact assessment prior to installation, this shall be secured by condition. In design terms the position of the ASHP is considered

acceptable given it would not be visible from the public realm.

- 2 The west side elevation at upper level would include a side window fitted with opaque glass, and a new solid timber door to enable access to the flat roof. For the avoidance of doubt, this permission does not grant use of the new flat roofs as amenity terraces, access shall be restricted to maintenance only and shall be secured by condition.

It is acknowledged that as a result of the development there would be new views from new upper floor windows, however the new views would be substantially similar to existing views to and from the host property and are not considered to be significant. The only new window which could have caused concern is that to the west side façade, however this has been specified as opaque glazing and shall be secured by condition. The proposal is considered acceptable in terms of impact on neighbouring amenity.

One objection was received during the public consultation in relation to the increase in height and impact on the character of the street scene which has been given due consideration.

Council Officers were concerned with the initial proposals to specify inappropriate cladding, however the scheme as revised is considered to be generally acceptable with material to match the existing brick.

No other objections have been received in relation to this application. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policies A1, A3, D1, CC1, CC2, CC3, CC4, and CC5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 5 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer