

Application ref: 2023/4216/P
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Date: 31 January 2024

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

Oval Road Ltd.
31 Oval Road
London
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
17 Arlington Road
London
NW1 7ER

Proposal:
Erection of a single storey extension to the rear at ground floor level

Drawing Nos: 570-100-E; 570-101-E; 570-200-E; 570-301-E; 570-101-P REVA; 570-200-P REVA; 570-200-P REV A; 570-300-P REVA; 570-301-P REVA; /570-300-E;

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:

570-100-E; 570-101-E; 570-200-E; 570-301-E; 570-101-P REVA; 570-200-P REVA; 570-200-P REV A; 570-300-P REVA; 570-301-P REVA; /570-300-E;

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 showing a variation of substrate depth with peaks and troughs, and;
- 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.

- 5 The flat roof of the lower-ground floor extension hereby approved shall not be used as an amenity area other than for maintenance purposed only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements Policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of an infill extension and the creation of a patio area to the rear at ground floor level.

The proposed rear extension would extend approximately 2.6m from the original rear façade and would be in line with the existing depth of the two

storey rear addition of the host building which would also be of a similar depth with the neighbour's ground floor rear extension at no. 19 Arlington Road. The proposed extension would measure approximately 2.9m in height, the width would be approximately 2.7m and the single storey rear addition would be constructed using a mixture of hardwood cladding and aluminium framed windows. The rear extension would be of a similar form and scale to other rear extensions in the vicinity of the application site, would be subordinate in scale to the host building and would leave an adequate amount of amenity space in the rear garden.

The extension would feature a green roof which would help with insulation, increase biodiversity, providing a habitat for invertebrates and ground nesting birds as well as helping to lower peak rainfall runoff thus reducing the risk of floods, which are welcomed. Further details are secured by condition. The associated landscaping work includes the installation of a rear patio area and based on the floor plans provided by the applicant, the proposal would be constructed using permeable paving and overall the proposal would take account of biodiversity and the water environment.

The design, bulk and scale of the overall infill rear extension is considered to be acceptable and would maintain a subordinate relationship to the host building. The materials would also be sympathetic to the building and would preserve the character of the area.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest and the wider conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The rooflight is not considered to be visually prominent and given its location on the flat roof and limited projection the proposal is not likely to have an adverse impact with regards to light pollution. The projection of rear infill extension would be a similar depth with no 19's rear addition and given its location the proposal would not be seriously harmful to the amenity of the neighbouring occupier in terms of loss of light and outlook.

No objections were received prior to making this decision. 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, A3, D1 and D2 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 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-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