

Application ref: 2023/2552/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 29 February 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

Easton Design Office Ltd
9c York Way
London
N7 9GY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
108 Priory Road
London
NW6 3NS

Proposal:

Erection of a single storey extension with roof terrace above, following the demolition of the existing metal staircase and terrace including installation of an enlarged window to the flank elevation.

Drawing Nos: 00_00 REVA; 00_01; 00_02 REVA; 00_03; 00_04 REVA; 00_05; 00_06; 00_07; 00_08; 00_09; 00_10 REVB; Design and Access Statement by Easton Design Office dated June 2023; Bauder General Maintenance Water Guide; Bauder Green roof Lightweight Sedum System Maintenance; Bauder Green SDF drainage mat; Bauder GREEN XF 301 sedum system; Bauder GREEN AL 40AL150 Edge and Drainage Trim and Bauder GREEN DU UK Organic Slow Release Fertiliser.

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:

00_00 REVA; 00_01; 00_02 REVA; 00_03; 00_04 REVA; 00_05; 00_06; 00_07; 00_08; 00_09; 00_10 REVB; Design and Access Statement by Easton Design Office dated June 2023; Bauder General Maintenance Water Guide; Bauder Green roof Lightweight Sedum System Maintenance; Bauder Green SDF drainage mat; Bauder GREEN XF 301 sedum system; Bauder GREEN AL 40AL150 Edge and Drainage Trim and Bauder GREEN DU UK Organic Slow Release Fertiliser.

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 The flat roof of the lower-ground floor extension hereby approved shall not be used as an amenity area other than the area intended for use as a terrace (as shown on drawing no. 00_04).

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

- 5 The living roof as shown on drawing no 00_10 REVB 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.

Informative(s):

- 1 Reasons for granting permission;

Planning permission is sought for the demolition of the existing rear staircase

and raised platform, erection of a single-storey lower ground floor rear extension with roof terrace, and enlargement of the window to the west elevation. The existing rear staircase with ground floor platform would be demolished and the rear staircase is not considered to be integral to the historic significance of the host dwelling nor of the wider conservation area, thus there is no objection to its removal.

The proposed extension is full-width measuring approximately 9.4m wide, 3.1m in height, and 3.5m in depth, which is considered acceptable in size and depth and would be subordinate to the host property. The proposed extension would be constructed using matching brick, with aluminium framed door and windows which are appropriate to the host building. As revised a green roof is proposed that would offer biodiversity to the site and the height of the extension would be set well below the cill of the upper ground floor rear windows, thus preserving the historic rear fenestration of the dwelling. The existing Juliet balcony would be replaced with a roof terrace measuring approximately 4.8m in width and 3.4 in depth located on the flat roof of the proposed lower-ground floor extension. The existing window to the flank (south) elevation would be replaced by lowering the cill for a new elongated timber framed casement window and the proposed window is considered acceptable in design and appearance. The proposed terrace is considered acceptable in this instance, the terrace would be located on the north elevation and although the proposed terrace would result in an increased in size for additional amenity space, the proposed additional amenity space would not be harmful to the building's character and the use of metal balustrades for the proposed terrace is also considered an acceptable material within the conservation area.

The rear extension would not be visible from any public views. In terms of location, form, scale, proportions, and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area. The creation of a roof terrace is not considered to create any additional harm to the host dwelling or wider conservation area as no historic fabric is being altered as part of the proposal. Furthermore, the proposed terrace would replace the Juliet balcony at ground floor level and the use of metal balustrades is appropriate for the age and style of host building. As revised the proposed patio area to the rear would be constructed using permeable paving which would reduce the risk of localised flooding to the area and help with soil erosion.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding 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.

- 2 The proposed rear extension would be of a similar height with the consented neighbouring extension at 106 Prior Road (south) and would be sufficiently set back from the neighbours dwelling building line at 110 Prior Road (north). Given the location of the neighbour's extension to the south and the separation distance to the neighbouring building to the north, the proposal is not considered to have any detrimental impacts to neighbouring amenity with

regards to loss of daylight/sunlight, outlook, or privacy. The proposed roof terrace occupies a smaller footprint than the extension, with a 1.1m increase in width and 1.5 m increase in depth than existing. Given the 1.4m gap between the host building and the existing boundary fence at 110 Priory Road to the north, the proposed roof terrace is unlikely to adversely increase levels of overlooking. The proposed roof terrace would be appropriately set back from the neighbour to the south and is unlikely to have any detrimental impact. The result is that users of the roof terrace would not have any direct views in the habitable rooms of any neighbouring property.

One objection was initially received from CRASH who raised objection to the installation of the plastic roof on the proposed rear extension and the use of non-permeable paving in the rear garden. However, the application was revised to include a green roof and the patio area proposed in the rear garden would be constructed using permeable material and the objection was subsequently withdrawn. Thus, the proposal would offer biodiversity to the site and include measures to mitigate the threat of flooding in the area.

The site's planning history and relevant appeal decisions were 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 Local Plan 2017 and the proposed development accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 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 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

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

Daniel Pope
Chief Planning Officer