

Application ref: 2023/4265/P
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Date: 4 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Schneider Designers
Basement Unit
14 Eldon Grove
London
NW3 5PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st And 2nd Floor
9 Princess Road
London
NW1 8JN

Proposal: Various external works including: erection of rear dormer, installation of front and side rooflights, reinstatement of juliet balcony to front elevation and side elevation windows, erection of canopy over main entrance, and installation and boiler flue to rear elevation.

Drawing Nos: Design and Access Statement (prepared by Schneider Designers, dated 04/10/2023); 232.(1).0.000; 232.(1).0.001; 232.(1).0.002; 232.(1).0.003; 232.(1).0.004; 232.(1).0.005; 232.(1).0.006; 232.(1).0.007; 226.(1).1.001 Rev 01; 226.(1).1.002 Rev 01; 226.(1).1.003 Rev 01; 226.(1).1.004 Rev 01; 226.(1).1.005 Rev 01; 226.(1).1.006 Rev 03; 226.(1).1.007 Rev 02; 226.(1).1.008 Rev 01; 226.(1).1.009; 226.(1).1.010; 226.(1).1.011.

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:

232.(1).0.000; 232.(1).0.001; 232.(1).0.002; 232.(1).0.003; 232.(1).0.004;
232.(1).0.005; 232.(1).0.006; 232.(1).0.007; 226.(1).1.001 Rev 01;
226.(1).1.002 Rev 01; 226.(1).1.003 Rev 01; 226.(1).1.004 Rev 01;
226.(1).1.005 Rev 01; 226.(1).1.006 Rev 03; 226.(1).1.007 Rev 02;
226.(1).1.008 Rev 01; 226.(1).1.009; 226.(1).1.010; 226.(1).1.011.

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 Notwithstanding any indication given on the approved plans, prior to the occupation of the development hereby permitted, full details of the following shall be submitted to and approved in writing by the local planning authority:

- a) Details including plans and sections at 1:20 of the proposed canopy and any lighting to the side entrance;
- b) Details including plans and sections at 1:20 of the method of fixing the proposed balcony and balustrading to the front façade, including any flashing and bolting.

The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and that it preserves the character and appearance of the conservation area in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application is an end-of-terrace three-storey house located on the west side of Princess Road, at the intersection with Kingstown Street. It is not listed or locally listed and is within the Primrose Hill Conservation Area. The property is split into different levels, with commercial use at ground floor and flats above; this application refers to the flat accessed through the side entrance on Kingstown Street and split over the first, second, and loft levels.

The proposal involves the erection of a rear dormer, the reinstatement of a

Juliet balcony to the first floor front elevation, and the addition of new windows and rooflights, as well as minor external works to the entrance area.

The proposed rear dormer would be modest in size and would facilitate the conversion of the existing loft space into an additional bedroom. It would feature a good proportion of solid material to glazing, and would be constructed of suitable materials, with lead cladding and timber sash windows painted white to match the existing windows in the property. The window would also be sized appropriately to respect the existing glazing hierarchy of the rear elevation. Overall, the dormer would be a subordinate addition constructed of appropriate materials that would not cause harm to the conservation area.

The reinstated front Juliet balcony would sit above the corncicing of the shopfront below, and would not impact on the fascia. It would match those along the terrace and at the adjoining property, with traditional cast iron black balustrading. The addition of the Juliet balcony would be an appropriate addition and would not involve any harm to the shopfront below, and the specific details (including how the balcony sits above the fascia and is fixed to the front façade) would be secured by condition. The new windows to the side elevation and replacement windows to the rear would be white-painted timber and would match the existing design where they are replacements and be sash windows where they are new. The new windows would sit within the existing openings of the bricked-up windows. The two rooflights would be conservation-style and modestly sized. As such, these alterations would be appropriate additions that would preserve the character and appearance of the conservation area. The proposed boiler flue would be such a significant feature to cause any harm to the conservation area.

At the side elevation, it is proposed to reinstate the rusticated wall at ground level, which is supported as an appropriate alteration to the property. It was originally proposed to install a cast iron canopy over the side entrance and inappropriate wall-mounted lights either side of the entrance door. It was also proposed to install a Juliet balcony to the location of the new window. The Primrose Hill Conservation Area Advisory Committee objected to these additions, and following Officer comments that stressed the recessive nature of this side elevation, the applicant provided revisions that omitted the side balcony and revised the entrance area. The proposed simple modern canopy would draw less attention and read as a clearly non-original addition compared to the over-decorative detailing previously proposed. The specific details of the canopy and lighting would be secured by condition to ensure that the development is appropriate and preserves the character and appearance of the conservation area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The dormer is modest in size and it, along with the new windows, are not positioned such that there would be any new opportunities for overlooking into habitable spaces. As such,

there is not considered to be any significant impact on privacy or daylight and sunlight, meaning that the proposal would not result in any negative impacts on residential amenity.

No objections were received from members of the public prior to making this decision, and nine letters of support were received. Initially, the Primrose Hill CAAC objected, mostly due to the inclusion of air conditioning, the proposed side balcony, the potential to harm the shopfront, and the alterations at the side entrance area. However, following revisions to the proposal that removed the air conditioned and side balcony and confirmed the preservation of the shopfront and the nature of the works to the side entrance, the CAAC reviewed the amended plans and confirmed that they withdrew their objection. The site's planning history 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. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 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