

Application ref: 2023/4666/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Anna Williamson Architects  
90 Hawtrey Road  
London  
NW3 3SS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**3 St Ann's Gardens  
London  
NW5 4ER**

Proposal: Erection of a single storey infill extension to the lower ground floor following removal of the existing rear extension.

Drawing Nos: Radmat Med0 Wildflower Mat Product Data Sheet Jan 2021, Radmat RAD-PQ-500, Site location plan, P01, P02, P03, P04, P05, P06, P07, P08, P09, P10, P204.

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-

Radmat Med0 Wildflower Mat Product Data Sheet Jan 2021, Radmat RAD-PQ-500, Site location plan, P01, P02, P03, P04, P05, P06, P07, P08, P09, P10, P204.

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 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the ground floor rear extension shall not be used as an amenity roof terrace, unless otherwise approved in writing by the Local Planning Authority.

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

- 5 The green roof hereby approved shall be fully installed on the buildings in accordance with the approved details Radmat Med0 Wildflower Mat Product Data Sheet Jan 2021, Radmat RAD-PQ-500 and P204, prior to occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies D1, A3 and CC3 of the Camden Local Plan 2017.

- 6 Prior to completion and the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, as per drawings P01 and P06 and shall be retained and maintained as such permanently.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The site is located on the south side of St Ann's Gardens. The site comprises a mid-terraced three-storey house with roof extension. It is not subject to any heritage designations but is characteristic of the local residential area. There are no trees protected by Tree Preservation Orders within the application site.

The purpose of the proposal is to improve thermal performance of the building fabric and extend the kitchen located in the existing single rear extension at lower ground floor level with a side infill extension. The proposed single storey rear extension is subordinate in scale and location to the three-storey host building and respects the character and setting of neighbouring buildings. Most of the terrace has been subject to rear and infill development over time, with single storey rear extensions with a variety of width and general conformity of depth. As it is located at a lower ground level it would not be visible from surrounding streets and would allow for the retention of a reasonable sized garden. As such, the proposals are considered to respect the character of the host building and the existing pattern of development on the terrace and surrounding area.

The extension would match the depth of the existing extension and neighbouring two-storey rear extension at number 4 St Ann's Gardens. The height of the existing rear extension will be raised by less than a meter to accommodate the alteration of the mono pitched roof to a flat roof with two roof lights and wildflower roof. There is an existing upper ground floor doors and upper floor extension to the rear will remain unaltered. The proposed materials would match the existing, constructed of brick with timber framed doors and windows.

The nearest residential properties that would be affected by the proposal are to the east and west of the site on either side of the terrace at numbers 2 and 4 St Ann's Gardens. Due to the height of the existing boundary walls and neighbouring single and two-storey extensions, the proposal would not cause any undue loss of daylight, sunlight, overshadowing, or increase any sense of enclosure.

Due to the location, height, and depth of the flat roof, any such creation of a roof terrace here may create new overlooking opportunities to neighbouring habitable windows. Therefore, a condition is included to this decision to prevent the use of the roof as an amenity terrace, to ensure the development would not have any detrimental impact on existing residential amenity in terms of loss of privacy. While the extension would reduce the rear outdoor area of the site, the area to be infilled is hardstanding and the proposed wildflower roof would be considered a benefit in mitigating the visual impact.

The living roof provides natural insulation, absorbs water run-off and supports biodiversity. The wildflower roof is an extensive green roof system with a substrate of 120mm to allow plants to establish themselves and provide a greater biodiversity value. Providing the roof is planted, inspected and maintained in accordance with the approved documents, the roof would be a valuable amenity space and complies with requirements as outlined in Camden Planning Guidance Energy Efficiency and Adaptation. The living roof and replacement tree has been secured by conditions included in this decision.

No objections have been received prior to making this decision. The planning history of the site has been considered in making this decision.

As such, the proposal is in general accordance with policies A1, A2, A3, D1, CC1, CC3 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 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](http://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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer