

Application ref: 2024/0188/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 19 March 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

Hoeg Architects Ltd
19 Whitehall Road
London
W7 2JE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Messina Avenue
London
NW6 4LD

Proposal: Erection of single-storey ground floor rear extension; erection of mansard roof extension with rooflights on front and rear roof slopes.

Drawing Nos: (Prefix HA-1007) 001, 002, 003, 004 rev A, 005 rev A, 010 rev A, 011 rev A, 012 rev A, 015 rev A, 017 rev A, Location Plan, Design and Access Statement (dated 15 Jan 2024, prepared by Hoeg Architects), Arboricultural Impact Assessment (dated 15 Nov 2023, prepared by Usherwood Arboriculture)

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:

(Prefix HA-1007) 001, 002, 003, 004 rev A, 005 rev A, 010 rev A, 011 rev A, 012 rev A, 015 rev A, 017 rev A, Location Plan, Design and Access Statement (dated 15 Jan 2024, prepared by Hoeg Architects), Arboricultural Impact Assessment (dated 15 Nov 2023, prepared by Usherwood Arboriculture)

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the entire width of the rear elevation at ground floor level and would be similar in size to several neighbouring extensions along Messina Avenue. Furthermore, the use of timber framed French doors and matching bricks would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension.

The erection of a mansard roof is considered acceptable and would not harm the appearance of the host property. Mansard roofs are an established roof form along Messina Avenue and therefore the proposal would not be out of character with the pattern of development at roof level. The mansard roof would be constructed using slate tiles which is an appropriate material for the host property and would incorporate four lead-clad dormers (two at the front and two at the rear) with double-glazed timber sash windows which would align with the existing fenestration below. The installation of five rooflights (two at the front and three at the rear) is also considered acceptable.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The proposed single-storey rear extension features a sloped roof along the shared boundary with no.30, allowing for adequate natural light and outlook from the property. The depth and height of the rear extension is considered acceptable and will not give rise to any amenity impacts to the eastern neighbour at no.34. Similarly, the erection of the mansard roof is not considered to give rise to any amenity impacts with respect to loss of light, outlook, or privacy.

The proposal involves the trimming of an overhanging laurel tree to facilitate the construction of the rear extension. The works are not considered to be detrimental to the health of the tree or the character and appearance of the immediate area. The Council's Tree Officer reviewed the submitted

arboricultural impact assessment and concluded it was acceptable and that no conditions are required.

No comments were received following statutory consultation. 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, and D1 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 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.
- 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-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