

Application ref: 2023/4835/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Angus Milne
10 Ray Street
Maidenhead SL6 8PW
SL6 8PW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
35 Priory Terrace
London
Camden
NW6 4DG

Proposal:

Erection of a single storey rear extension

Drawing Nos: 24-UT-04A, 2106-P311A, 24-UT-GO-02, 2106-P110, Sedum roof section, Design and Access statement, 23-UTPT- 06, 2106-P101, 2106-P302, 2106-P301, Location plan, Block plan

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 24-UT-04A, 2106-P311A, 24-UT-GO-02, 2106-P110, Sedum roof section, Design and Access statement, 23-UTPT- 06, 2106-P101, 2106-P302, 2106-P301, Location plan, Block plan

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017

- 5 The living roof shall be implemented 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Two permissions have been granted for the same development at this property the first planning permission was granted on 8/11/2019 under reference 2019/2373/P and the second granted on 14/10/2022 under reference 2022/2682/P both for the 'Erection of a single storey rear extension' and have not been built. This current application proposes the same scheme but the key differences are alterations to the design of the roof and fenestration on the rear elevation.

The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of neighbouring buildings. The design is modern, with a flat roof and two rooflights, which is appropriate for the conservation area and the white rendered finish would match that of the host building. It would project 3.8m from the rear of the host building which is modest and similar in scale to other extensions and projections in the area. The proposed glazing would be white aluminium bi-fold doors which would be in keeping with the character and appearance of the host building. There are numerous extensions of similar depth further along this side of Priory Terrace, and the development would not result in harm to the character of the area.

The extension would extend beyond the rear of the existing extension at the neighbouring property No. 33 by 0.8m, which is acceptable in terms of scale. Due to the proposed extension's modest height, length, width and distance from the boundary, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, overbearing or added sense of enclosure. The different ground levels will ensure the terraced area will not result in overlooking or loss of privacy.

The application proposes a green sedum roof to the flat roof of the extension, which is welcomed and would balance the loss of green space as a result of the development. Details of the maintenance of the green roof have been provided and the tree and landscaping officer is happy with the information and confirmed no further details are required. A condition is also attached to prevent the flat roof being used as a roof terrace, as to not raise neighbouring amenity concerns in accordance with policy A1.

No objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposal 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 2021.

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