

Application ref: 2023/5374/P  
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Date: 19 April 2024

**Development Management**  
Regeneration and Planning  
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Altaras Architecture Ltd  
41 High Street  
Barkway  
Royston  
SG8 8EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**The Coach House**  
**2 Briardale Gardens**  
**London**  
**NW3 7PP**

Proposal:

Formation of additional storey by way of raised roof and raised front gable; removal of entrance canopy and formation of porch

Drawing Nos: Location Plan, Block Plans, JC/BG: P01, P02, P03, P04, P05, P06, P07, P08, P09, Design & Access Statement, Arboricultural Report and Impact Assessment & Tree Protection Plan - AA/TCH/01 (Moore Partners Ltd - 18/10/2023)

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 documents and drawings:

Location Plan, Block Plans, JC/BG: P01, P02, P03, P04, P05, P06, P07, P08, P09, Design & Access Statement, Arboricultural Report and Impact Assessment & Tree Protection Plan - AA/TCH/01 (Moore Partners Ltd - 18/10/2023)

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 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Tree Constraints and Protection Plan, ref. AA/TCH/01 dated 18th October 2023 by Moore Partners Limited. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall

be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the Camden Local Plan

Informative(s):

1 Reasons for granting permission:

The application proposes erection of a second storey by way of raising the walls and the provision of a raised (matching pitched) roof behind a raised (matching) front gable. The existing front door portico/canopy would be replaced by a solid, brick walled/tiled roof porch.

A pre-application proposal (ref 2022/2780/PRE) included the addition of two additional storeys in the roof (the uppermost storey set back) and was considered unlikely to preserve or enhance the character and appearance of the conservation area and therefore be contrary to the Redington Frogna! Neighbourhood Plan, LB Camden, London Plan and NPPF policies for the historic environment.

The increase in height is now 1.8m at ridge and 1.5m at gable apex. This is considered to present a more acceptable appearance in terms of the relationship between the differing scale of buildings and plot widths either side of the application site.

In the context of surrounding built form, and the fact that the existing property is not a positive contributor to the character and appearance of the conservation area, it is considered that the proposed alteration would not result in an unacceptable level of change to the character and appearance of the conservation area.

The proposed porch would be of an appropriate size, scale and design on the building in accordance with the Neighbourhood Plan policies for urban design and heritage and the Council's Home Improvements CPG.

A letter of objection has been received, referring to the two trees situated to the rear of the application property and how the openness and significance/greenery of the trees will be diminished by the proposal. The proposal would reduce the trees prominence in the streetscene; however, aligning with the neighbouring three storey houses and markedly below the crowns of the aforementioned trees, the proposal would not result in any significant loss of openness or greenery in the townscape. The Council's Tree Officer has reviewed the proposals and raised no objections subject to conditions regarding the provision of replacement planting and tree protection measures. It is noted that the existing Elder tree at the front is proposed to be removed, due to poor condition. A condition regarding the provision of soft landscaping would ensure that an appropriate replacement tree is provided. The Tree Officer has noted that the impact of the scheme on the trees to be

retained will be of an acceptable level (subject to the aforementioned Tree Protection Plan).

- 2 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.

The proposals would not harm the amenity or living conditions at any neighbouring sites. The proposed upward extension would sit alongside a bathroom/dressing area and ensuite on the first floor of the modern house at 2B Briardale Gardens and the second/top floor bedroom at this site has its principal windows facing to the rear.

It is a similar situation at 2 Briardale Gardens which also has its main upper floor bedroom windows facing to the front and rear and no principal habitable room windows in its side elevation facing the site of the proposal.

As such, there would be no significant loss of light or outlook from any habitable rooms (or the gardens) of either of the immediately adjoining sites.

The proposed extension would not be unduly overbearing and it would not result in any undue overlooking of any habitable rooms or the gardens of the neighbouring properties. The second floor/roof-top bedroom at the rear of the modern house at 2B Briardale Gardens has a side window but this would be at an oblique angle to the new second floor bedroom window at the rear of the proposal and there would be no direct overlooking which could not be avoided.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal therefore complies with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan 2021. It would also comply 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyjobs@camden.gov.uk](mailto:transportpolicyjobs@camden.gov.uk) for further details.

- 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](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.

- 6 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 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



Daniel Pope  
Chief Planning Officer