

Application ref: 2023/0654/P
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Date: 3 May 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

Urban Regen London Ltd
22 Redfern Road
London
NW10 9LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
6 Gascony Avenue
London
NW6 4NA

Proposal:
Erection of a single storey extension to the rear at ground floor level.
Drawing Nos: 230201/01; 230201/06 Rev B; 230201/07 Rev B; 230201/08 Rev B;
230201/09 Rev B; 230201/10 Rev A

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-

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided 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, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property is not within a conservation area, it is not a listed building, nor are there any listed buildings within the vicinity.

During the course of the application revisions have been made to reduce the depth of the extension from 3m to 2m. The single storey rear extension has a simple form and is a maximum height of 2.7m, with a flat roof with glazing on one side. The revised depth of the extension would allow the retention of an acceptably sized rear amenity space as it would retain over half the garden space (approximately 70%). The extension is not visible from the street (given the terraced nature of these properties) and is largely obscured in views from the public footpath to the rear of the site. The building line to the rear of Gascony Avenue is not consistent and as such the development would not harm the pattern of development to the rear. The single storey rear extension is appropriate in terms of its siting, scale, design and material finish, as such it does not serve to cause harm to the character or appearance of the property, nor to the surrounding area, and is considered to be acceptable in design terms. The extension would be finished in matching materials, apart from the

glazing on one side of the roof, the materials and design proposed would be sympathetic to the host property and surrounding area .

The introduction of the green roof is also supported, softening the impact of the extension and providing biodiversity benefits. The substrate, maintenance details and species mix have not been provided, therefore a condition has been attached for these to be provided prior to construction to assess suitability.

It is considered that the proposed extension would not result in the undue loss of daylight, sunlight, or privacy for neighbouring properties. At 2m deep and 2.8m in maximum height the proposed rear extension would not overshadow any habitable rooms for either neighbour or create a sense of enclosure. Therefore, the proposal is not considered to cause any adverse impacts on the amenity of residential occupiers.

Three objections from two addresses have been received prior to making this decision and has been assessed within a separate consultation summary document. The planning history of the site has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, A1 and A3 of the London Borough of 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer