

Application ref: 2024/0564/P
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Date: 10 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Studio 136 Architects Ltd
6 The Broadway
Wembley
HA9 8JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17-19 Ebbsfleet Road
London
NW2 3NB**

Proposal:

Erection of single-storey ground floor wrap around rear extension; replacement of all windows and doors with double-glazed timber framed units; installation of cycle storage enclosures to front and rear gardens.

Drawing Nos:

Design and Access Statement (prepared by Studio 136 Architects), Fire Safety Strategy, Existing Photos, Bauder General Maintenance Sedum Patching, Sedum Species, Bauder System Summary (XF 301 lightweight sedum system), (Prefix ST_24_17-19EBBSFLEET_ext_) 00, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev C, 06 rev C, 07 rev C, 08 rev C, 09 rev C, 10 rev C.

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:

Design and Access Statement (prepared by Studio 136 Architects), Fire Safety Strategy, Existing Photos, Bauder General Maintenance Sedum Patching, Sedum Species, Bauder System Summary (XF 301 lightweight sedum system), (Prefix ST_24_17-19EBBSFLEET_ext_) 00, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev C, 06 rev C, 07 rev C, 08 rev C, 09 rev C, 10 rev C.

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 A 1.8 metre high privacy screen, as shown on drawing nos. 'ST_24_17-19EBBSFLEET_ext_05 rev C' and 'ST_24_17-19EBBSFLEET_ext_07 rev C', shall be erected and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking into the private amenity areas of residential occupiers in accordance with the requirements of Policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The sedum green roof 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 proposal is for the erection of a single storey wrap around extension at ground level of the building. During the course of the application, concerns were raised by Officers that the extension was not of an appropriate scale nor subordinate to the host building. The proposal was subsequently revised to reduce the depth and bulk of the extension on the east and west sides, resulting in a stepped and setback form. The proposed single-storey wrap-around rear extension is now 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 extend on either side

of the existing closet wing by 2.8m and beyond the rear elevation by 3m, which is consistent with approved rear extensions on neighbouring buildings in the immediate area. It is also considered that a suitable amount of rear garden area is preserved for existing and future occupiers. The extensions would also allow for the addition of two new bedrooms to Flat C. The replacement of a one bedroom flat with a three bedroom one would be in line with the Council's dwelling size priorities, as three bedroom homes are noted as in high demand.

The use of double-glazed timber framed French doors and windows to match existing, alignment of the doors and windows with the existing fenestration, and use of 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 replacement of all existing windows with double-glazed timber sash units are considered acceptable on sustainability grounds and for use on the historic property.

New timber French doors are proposed to replace two existing rear facing windows serving Flats A and B, which will allow for the flats to have direct access to new private outdoor amenity areas. The private amenity areas will be bounded by 1.8m timber privacy fencing to protect the amenity of occupiers - a condition has been added to ensure the privacy screens are installed and maintained in perpetuity.

The provision for a sedum green roof on the proposed rear extension is welcomed and would reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability and biodiversity of the scheme. Details of the green roof were submitted with the application and reviewed by the Council's Tree Officer. The details show an appropriate sedum species, substrate depth, and maintenance schedule. These are considered acceptable and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity and be maintained in perpetuity, and this is secured by condition.

Four cycle storage enclosures are proposed to be installed at the property - two within the front garden and two within the rear garden. The cycle storage enclosures would provide eight cycle parking spaces for existing and future occupants, which is welcomed. They are of an appropriate scale, height, and design being finished in horizontal timber slats with a natural finish. The siting of the enclosures within the front garden is considered acceptable and will not dominate the front garden nor detract from the front elevation of the host building.

Given the scale, location, and setback of the proposed rear extension from the site boundaries, it is not anticipated to create any negative impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy. The extension has been sensitively designed to provide a 3m distance from the existing rear elevation to the new extension in order to not unduly impact the availability of daylight/sunlight or outlook to the bedrooms of Flats A and B.

- 2 No comments or objections 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, D1, T1, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017 and Policies 2, 8, and 17 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords 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 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-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