

Application ref: 2023/5316/P  
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Date: 13 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Charlton Road  
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Hertfordshire  
SG5 2AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**8 Priory Terrace**  
**London**  
**NW6 4DH**

Proposal:

Erection of single storey 'infill' extension and single storey rear extension with pergola alongside (for lower ground floor flat). Formation of terrace for upper ground floor flat. Formation of door to terrace (upper ground floor flat) and windows in side elevation (lower ground floor)

Drawing Nos: 6525 EX: 101, 102, 103, 104  
6525 PR: 105A, 106, 107B, 108AB, 109B, 110A  
Design and Access Statement Rev A  
Email dated 07/05/2024

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 drawings/document:

6525 EX: 101, 102, 103, 104  
6525 PR: 105A, 106, 107B, 108B, 109B, 110A  
Design and Access Statement Rev A

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 roof of the 'infill' extension hereby permitted shall not be used as a terrace, balcony or for any other ancillary residential purposes.

Reason: To prevent the potential for overlooking of the site at no. 10 Priory Terrace in the interests of protecting the amenity of neighbouring occupiers, in accordance with policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of an 'infill' addition to 'square off' the existing single storey rear extension and a 3.6m deep further conservatory extension on the existing single storey rear extension (next to no. 6 Priory Terrace). A pergola would be formed alongside this new extension.

The 'infill' extension would be the same height as the existing single storey rear extension. Aligning with the existing side and rear building lines at the site, it would not result in any significant change to the character or appearance of the host building, the rear of the buildings on this side of Priory Terrace or the Conservation Area.

The site of the proposals is not visible from Priory Terrace to the front or Belsize Road to the rear.

The 3.6m deep extension on the existing conservatory extension (on the side of no. 6 Priory Terrace) would be of very similar dimensions as the conservatory at this site (6 Priory Terrace). As such, it would maintain the balance of the building and not harm the significance of the Conservation Area or the visual amenity of any surrounding occupiers or visitors to the area.

Both extensions and the pergola would be sited on existing paved areas. There would be no undue loss of garden space, vegetation or drainage potential from the site.

The Council encourages green roofs on new buildings. However, given the size of the proposed infill extension and the sloping roof conservatory style nature of the rear addition, it is not considered that green roofs would have any sustainability benefits in this case.

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 result in any significant harm to the amenity of any neighbouring occupiers. The proposed infill extension would sit alongside the solid wall which projects to the rear of the building at 10 Priory Terrace and it would be screened from the garden at no. 6 Priory Terrace by the existing single storey rear extension. As an infill extension, it would not be 'overbearing' or result in any loss of outlook from any upper floor windows.

The proposed conservatory extension would sit alongside the boundary wall with no. 6 and it would not result in any overlooking or overshadowing of any neighbouring rooms or gardens or loss of outlook from upper floor windows.

The terrace which would be accessed by the new doors in the rear elevation on the upper ground floor would be 'screened' by a 1.8m high trellis with planting. Significant overlooking of adjoining gardens would therefore not result.

No objections have been received prior to making this decision.

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, D1 and D2 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 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](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.

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



Daniel Pope  
Chief Planning Officer