

Application ref: 2024/0533/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 13 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

Matheson Whiteley
29 Berkeley Road
London
N8 8RU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Roderick Road
London
NW3 2NL

Proposal:
Installation of new roof, parapet and doors to existing rear extension, new railings to first floor rear terrace, and infill of side window

Drawing Nos: Site Location Plan 001, 132-100, 132-101, 132-200, 132-201, 132-202, 132-203, 132-110 P2, 132-111, 132-210, 132-211 P2, 132-213

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:

Site Location Plan 001, 132-100, 132-101, 132-200, 132-201, 132-202, 132-203, 132-110 P2, 132-111, 132-210, 132-211 P2, 132-213

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.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve alterations to the existing rear extension, including the installation of new aluminium doors, new lead parapet, and flat roof. In addition, new metal railings are proposed on the existing first floor rear terrace and a window on the side elevation of the rear projection at first floor would be infilled with brick. The other works, including the like-for-like replacement of the front and rear windows and front rooflight are allowed under permitted development rights for the property.

The proposals to the rear extension are considered acceptable. The existing pitched glazed roof would be removed, and although the flat roof would involve slightly greater bulk, the overall extension would remain subordinate to the host building. The brick, aluminium doors and lead parapet are appropriate materials. The metal railings proposed on the first-floor terrace would be more sympathetic to the appearance of the house compared to the existing trellis structure.

The infilling of the side elevation window with brick is a minor alteration that wouldn't detract from the overall appearance of the building.

The proposal is considered to preserve the character and appearance of the conservation area. 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The build up of the rear extension would not pose significant harm in terms of loss of light to neighbouring occupiers given both neighbours have existing rear projections. The amended extension would not project deeper into the garden. At first floor level, there is existing mutual overlooking between the terrace at the subject property and nos. 36 and 40. The existing trellis does not provide particularly effective screening. Therefore, the proposals would not significantly worsen the current situation.

Two objections were received from occupiers at no. 36, raising concerns about construction work, the scale of the extension, the details of the party wall junction, and the air conditioning unit. The drawings submitted are considered sufficiently detailed for the planning assessment, and an informative is attached reminding the applicant of party wall matters. The extension height would be increased by approx. 0.62m which is not considered to result in undue loss of light at the neighbouring property nor result in an overbearing appearance compared to the existing situation. Construction work is not a material planning consideration for a proposal of this scale and is covered by separate legislation. Although originally proposed, the air conditioning unit has been removed from this application.

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) 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.

- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer