

Application ref: 2024/1382/P
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Date: 12 June 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:
13 Chalcot Gardens
London
Camden
NW3 4YB

Proposal:

Conversion of two self-contained flats to single self-contained flat and erection of a single storey rear extension with roof terrace over.

Drawing Nos:

Daylight 1, Daylight 2, 240403/12, 240403/11, 240403/10, 240403/09, 240403/08, 240403/07, 240403/06, 240403/05, 240403/04, 240403/03, 240403/02, 240403/01.

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: Daylight 1, Daylight 2, 240403/12, 240403/11, 240403/10, 240403/09, 240403/08, 240403/07, 240403/06, 240403/05, 240403/04, 240403/03, 240403/02, 240403/01.

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 if in CA of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for approval:

The proposal involves the conversion of two self-contained flats to a single self-contained flat and the erection of a single-storey rear extension with a roof terrace over. The building is within the Eton conservation area but is not listed, and no works are proposed for the exterior at the front of the property. The building is currently arranged as four self-contained flats, and it is proposed that the lower and upper ground floor flats be converted into one combined self-contained three-bedroom flat. As part of this work it is also proposed to erect a four metre deep single storey extension at the rear with a roof terrace over.

Policy H3 of the Camden Local Plan relates to the protection of existing homes to continue to meet the borough's housing needs. The policy resists development that results in the net loss of two or more homes. This proposal results in the net loss of one home and is therefore complies with policy H3. The Planning Guidance document 'Housing, January 2021' states, "the Council does not generally seek to resist schemes combining dwellings where they involve the loss of a single home. This provision creates some scope for growing families to expand into an adjoining property". Therefore, the proposal to convert the two flats into one is considered to comply with policy.

The rear extension is at ground level and projects four metres from the property's rear elevation. Its depth matches that of a ground-floor extension on neighbouring property No. 12 to the northeast. Details were submitted with the proposal to demonstrate that the extension complied with the BRE 45-degree rule regarding providing adequate daylight on the rear windows of the ground-floor flat at No. 14.

It is proposed to create a roof terrace over the rear extension. The terrace would project 2 metres from the rear wall of the property and be set 0.5 metres from the edge of the roof. To protect the amenity of the adjoining neighbours, obscure glazing would be used on both sides of the terrace to a height of 1.7 metres, and a 1.1-metre-high glazed balustrade would be installed in the front of the terrace.

The proposed rear extension and roof terrace would not result in loss of light to the neighbouring properties. Due to the nature of the external works and design of the roof terrace, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers.

Two objections were received prior to the determination of this application. They are summarised as follows: A loss of light and feeling of enclosure and an invasion of privacy. These points are noted however the proposal would preserve neighbouring residential amenity.

The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer