

Application ref: 2024/1745/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 17 July 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

Russell Jones Ltd
5 Wembury Mews
London
N6 5XJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Conybeare
London
NW3 3SD

Proposal: Erection of single-storey second-floor roof extension; infilling of first-floor rear balcony; replacement of windows and doors throughout; alterations to ground floor front elevation; installation of PV solar panels at roof level.

Drawing Nos: P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011, P012, P013, P014, Location Plan, Design and Access Statement (prepared by Russell Jones, dated 1 May 2024), Daylight and Sunlight Report (prepared by CHP Surveyors, dated 30 April 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 plans:

P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011, P012, P013, P014, Location Plan, Design and Access Statement (prepared by Russell Jones, dated 1 May 2024), Daylight and Sunlight Report (prepared by CHP Surveyors, dated 30 April 2024)

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey roof extension is considered acceptable in height, massing, and design and would result in a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The extension is similar in size, scale, and design to the previously approved single-storey roof extension under ref. 2023/1873/P (dated 12/02/2024), and is also consistent with approved roof extensions on neighbouring buildings in the immediate area.

Slight modifications to the previously consented scheme include a small extension at rear second floor level which would encompass the existing roof terrace area; slightly increasing the depth of the third-floor roof extension at the rear to cover the extended second floor level; and minor alterations to the window and door arrangement facing into the rear courtyard. The extensions at the rear are considered subservient in scale and will match the design of the host building, thus are not considered to materially harm the character or proportions of the host building. Similarly, the alterations to the rear elevation fenestration are considered to align with the design intent of the host building.

Along the front elevation, the existing front entrance door will be relocated to the north side of the elevation replacing an existing window. A new window will replace the opening where the front entrance door is currently located. This is considered a minor change that will not harm the design or symmetry of the front elevation and is thus considered acceptable. The existing windows along the front elevation will also be replaced with matching units, which is acceptable.

Three rooflights are proposed at roof level, which will not be visible due to the proposed parapet. A set of PV solar panels are also proposed, which is welcomed and will improve the sustainability of the dwelling. Due to the

parapet, these will not be visible from the public realm and are therefore acceptable.

Given the scale, location, and massing of the proposed roof extension, rear extensions, and other alterations, they are not anticipated to create any negative impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

No comments 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 and D1 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 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.
- 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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer