

Application ref: 2023/2181/P
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Date: 5 January 2024

Development Management
Regeneration and Planning
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JaK Studio
Unit 3b
39-40 Westpoint Warple Way
London
W3 0RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 St Paul's Crescent
London
NW1 9XL

Proposal:
Erection of single-storey ground floor rear extension

Drawing Nos: 7862_000 A, 7862_001 A, 7862_002 A, 7862_003 A, 7862_004 A,
7862_005 A, 7862_006 A, 7862_007 A, 7862_008 A, 7862_009 A, 7862_010 A,
7862_011 A, 7862_012 A, 7862_013 A, 7862_014 A, 7862_015 A

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:

7862_000 A, 7862_001 A, 7862_002 A, 7862_003 A, 7862_004 A, 7862_005 A, 7862_006 A, 7862_007 A, 7862_008 A, 7862_009 A, 7862_010 A, 7862_011 A, 7862_012 A, 7862_013 A, 7862_014 A, 7862_015 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of a green roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The 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 CC1, CC2, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

There is currently a part-width rendered rear extension to the property's rear façade at ground floor level. The proposal would replace this with a two-part stepped full-width rear extension. The application site is a mid-terrace Victorian property within a terrace of five similar properties. There are a number of extensions to the rear of properties on this stretch of St Paul's Crescent, beyond the original modest outriggers, and therefore the proposal would be aligned with the established pattern of built form to the rear. The proposed depth of the longer part of the extension would reflect that seen at neighbouring Nos 18 and No 20 and therefore it is considered to be respecting the neighbouring context and scale. A reasonable amount of useable private garden amenity space would be maintained to the rear of the existing dwelling house.

The stepping of the rear extension in two parts, one of which is set back, breaks up the façade and mass of the proposal, similar to the extension at No 20. The development is considered subordinate to the main building and terrace of which it is part. The extension would be finished in brick, to match the existing building, and will have brick detailing and recessed panels to animate and articulate the facade. Two pairs of timber framed windows will look out onto and give access to the garden. The materials are appropriate in the context of the host building and conservation area. The taller part of the extension will have glazing at high level, where it rises above the adjacent lower green roof, to let light into the interior, as well as a rooflight. The green roof to the lower roof plane will mitigate some loss of garden space by increasing soft surfacing and biodiversity. The details of the green roof are secured by condition to ensure quality. The extension is confined to the ground floor at the rear and therefore although it may be seen from neighbouring properties in private views, it will not have a significant impact on the wider Camden Square Conservation Area. Given this, the proposal will not adversely impact on the appearance of the host building, terrace of which it is part or the wider conservation area.

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.

It is viewed that the size, location and height of the extension will not adversely harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. The new windows face the end of the garden, rather than towards the neighbouring boundaries, and the high level windows and rooflight are designed to bring light in, rather than create any views out towards neighbouring habitable windows.

No objections or comments have been raised in relation to the works. The application site's planning history and relevant decisions were 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 London Borough of Camden Local Plan. 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



Daniel Pope
Chief Planning Officer