

# 2023/4868/P

## 1 Courthope Road



Site plan as provided by the applicant Plan No. S-100

## Site Photos and Plans



Fig. 1 Aerial view of 1 Courthope Road

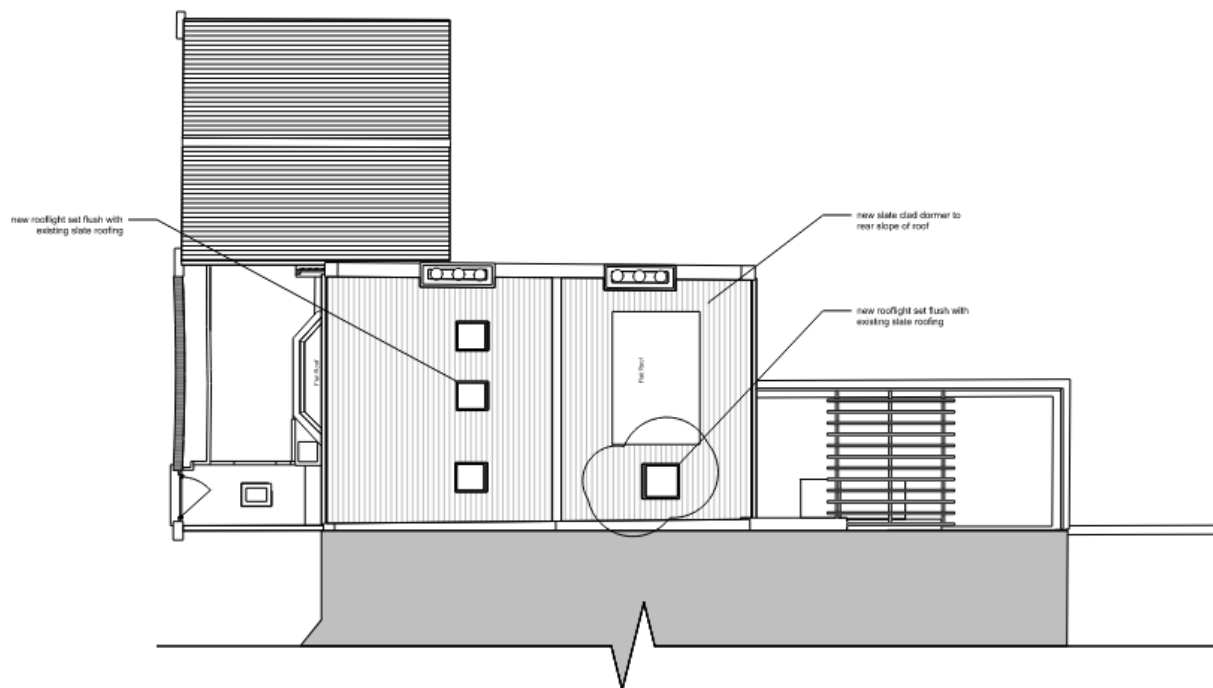


Fig. 2 Previously approved roof plan

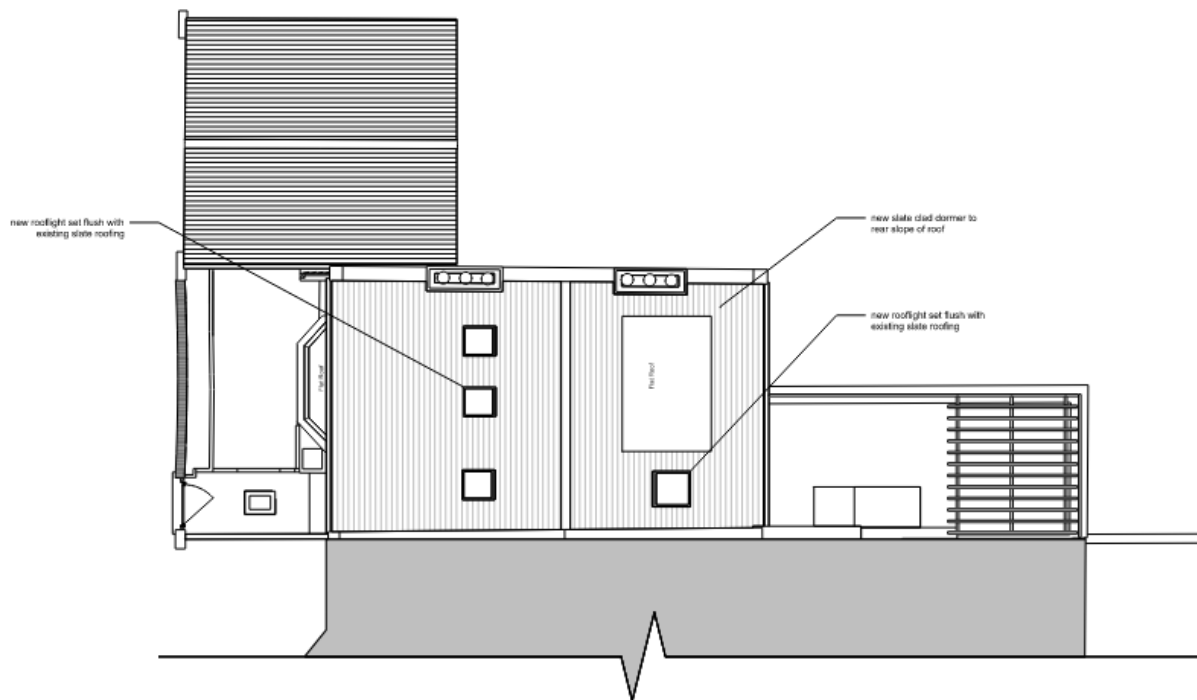


Fig. 3 Proposed roof plan (show's relocation of pergola)

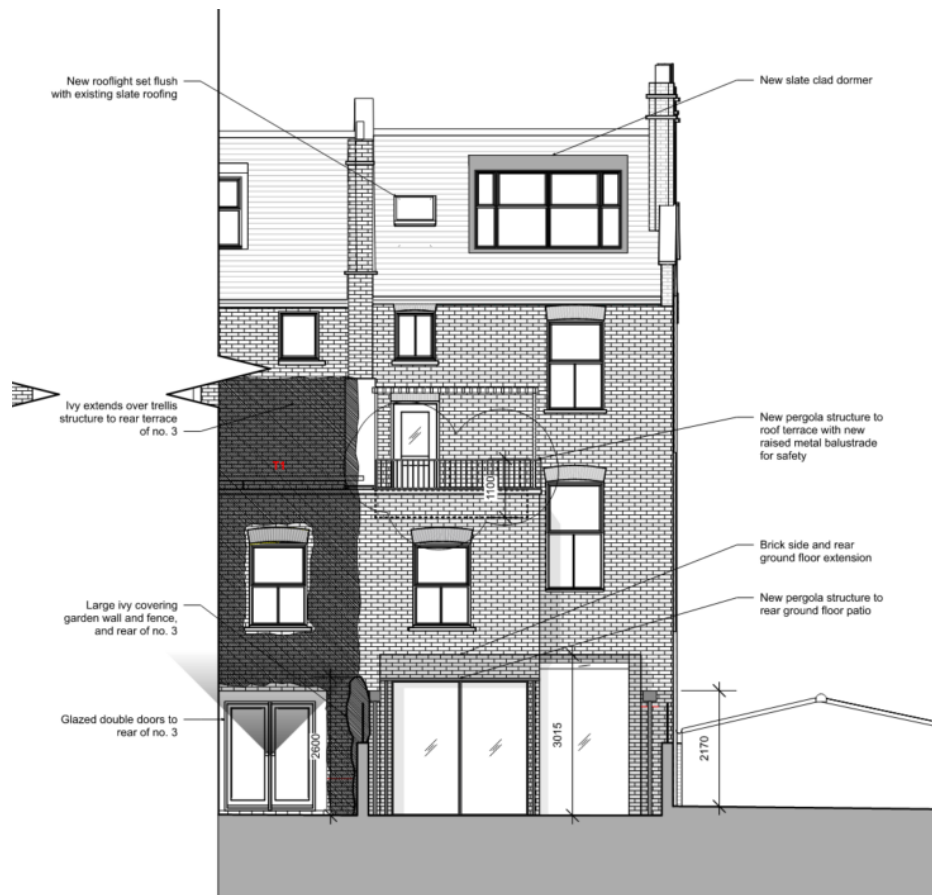


Fig. 4 Previously approved rear elevation

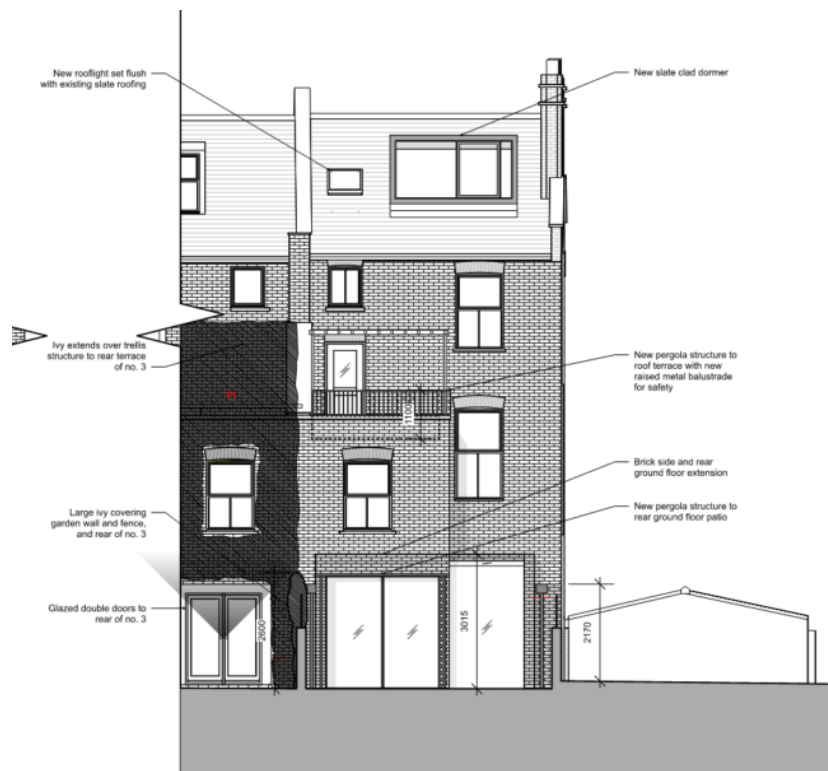


Fig. 5 Proposed rear elevation (shows new dormer window)

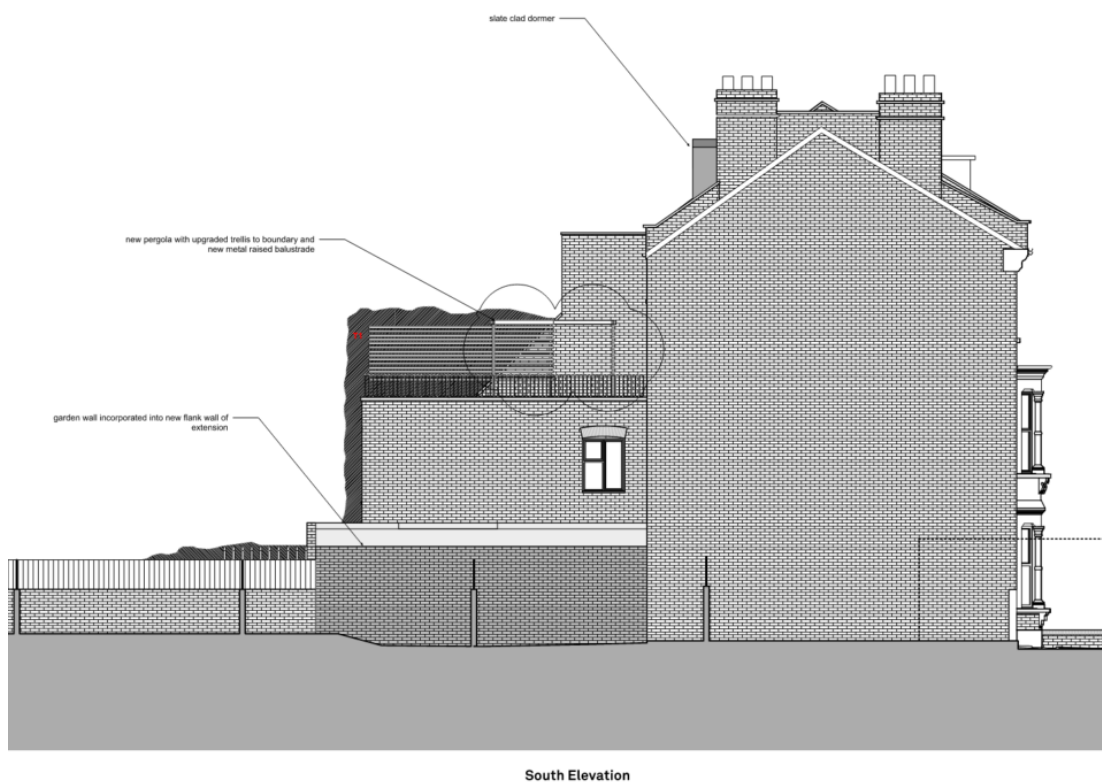


Fig. 6 Previously approved side elevation

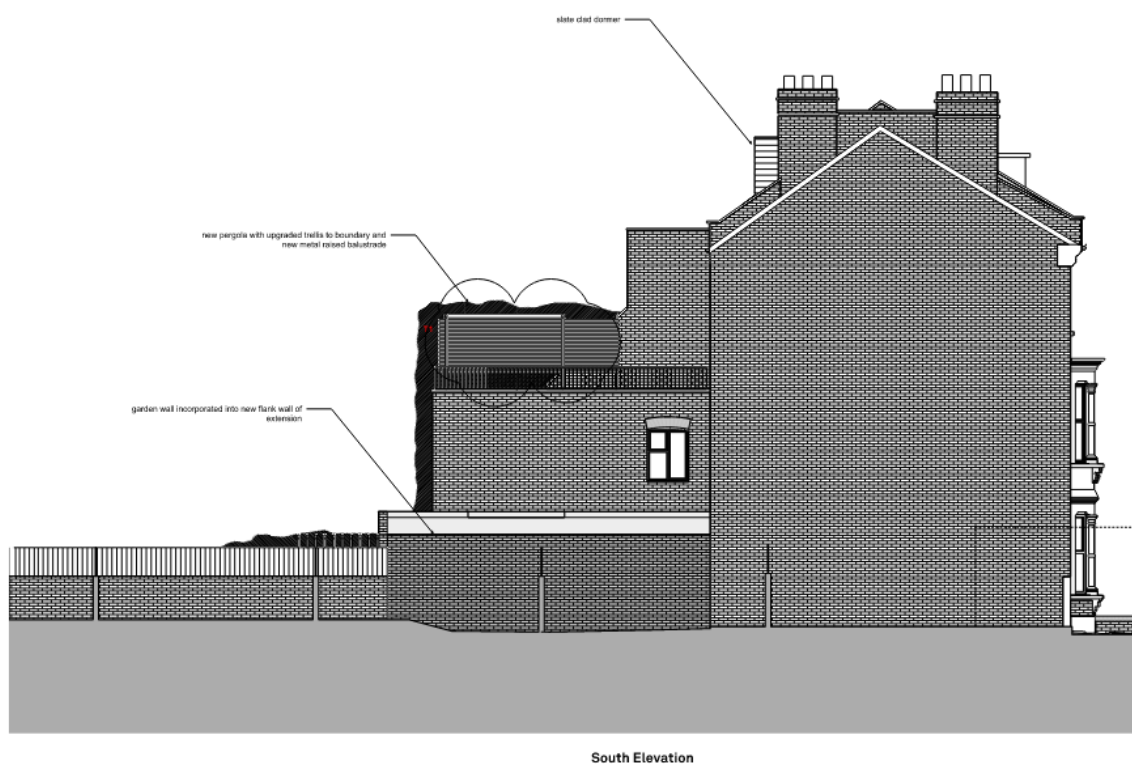


Fig 7. Proposed side elevation (show's relocation of pergola)

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>10/01/2024</b>
	N/A		<b>Consultation Expiry Date:</b>	<b>25/02/2024</b>
<b>Officer</b>			<b>Application Number</b>	
Ben Greene			2023/4868/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 Courthope Road London NW3 2LE			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Variation of condition 2 (approved plans) of planning permission 2023/1673/P dated 03/10/2023 (for the erection of a ground floor side infill and rear extension with associated pergola, replacement of rear dormer and installation of replacement pergola and balustrade to second floor rear roof terrace), namely repositioning the pergola and alterations to the fenestration of the rear dormer extension.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Variation or Removal of Condition			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 26/01/2024 (consultation end date 19/02/2024).  A Press Notice was also published on the 01/02/2024 (consultation end date 25/02/2024).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No objections were received from adjoining occupiers.			
Mansfield CAAC	<p>A letter of objection was received from the Mansfield CAAC. Their objection is summarised as follows:</p> <ul style="list-style-type: none"><li>• While there may be a very small reduction in the proposed dormer size, the appearance has now been altered to fit even less well on the pitched roof compared to the previously approved scheme.</li><li>• The pergola remains a feature the CAAC do not want in this area.</li></ul> <p><i>Officer Response</i></p> <ul style="list-style-type: none"><li>• The dormer would not be reduced in size or changed in dimensions, with the only changes proposed being to the fenestration. An assessment of the design is provided in section 2 of this report.</li><li>• The installation of a pergola was already approved under planning permission 2023/1673/P.</li></ul>			

## Site Description

The application site comprises a three-storey (plus loft) end of terrace property located on the western side of Courthope Road, towards the southern end junction with Mansfield Road. The site benefits from a two-storey rear outrigger and a second-floor rear roof terrace.

The property is located within the Mansfield Conservation Area and is not a listed building nor is it located in close proximity to a listed building. The site is a neutral contributor to the Conservation Area. There are no other relevant site-specific constraints.

The surrounding area is predominantly residential, characterised by terraced perimeter blocks.

## Relevant History

**2023/1673/P** – Erection of a ground floor side infill and rear extension with associated pergola, replacement of rear dormer, installation of replacement pergola and balustrade to second floor rear roof terrace, and minor associated works. **Granted** 03/10/2023

## Relevant Policies

### The National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

D1 Design

D2 Heritage

A1 Managing the impact of development

### Camden Planning Guidance (CPG)

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

### Mansfield Conservation Area Appraisal and Management Strategy (2008)

### Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. Proposal

- 1.1 The proposal seeks to amend condition 2 (approved plans) of planning permission 2023/1673/P to allow the repositioning of the approved pergola structure on the second-floor rear terrace from the middle to the end of the terrace. The pergola will have the same dimensions and materiality as the previously approved structure, with the only change being its location.
- 1.2 Also sought is a change to the design of the rear dormer window from two side-by-side sash windows to a single three-pane window. The opening of the window will remain the same size as previous approved, and no other changes are proposed to the design of the previously approved dormer.

### 2. Assessment

- 1.4 The material planning considerations for this application are as follows:

- Design and Heritage
- Amenity

### 3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; and comprise details and materials that are of high quality and complement the local character. Policy D2 states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The proposed changes to the dormer would be only to the design of the rear facing window and would not include any changes to external materials or to the dimensions of the dormer. The amended design would not be materially different from the previously granted scheme and would not cause harm to the character of the dwelling. The rear building line of the terrace features a variation of dormer and fenestration design and so the off centred single pane window would not be out of character for the wider street scene or disrupt the established design flow. As such, the amended window design would not result in harm to the character and appearance of the conservation area or host property.
- 3.3. The installation of the pergola structure was previously approved under the extant permission and is therefore acceptable in principle. The only change proposed under this application is to the location of the pergola which would be moved from the middle of the terrace to the end of the terrace. Given that the application property is an end of terrace property, the proposed pergola will be visible from Courthorpe Road. However, the change to the location of the pergola is only minor (approximately a 2m shift) and would not increase the dominance of the structure as viewed by the street. Additionally, no changes are proposed to the scale, design or materiality of the structure as approved. Therefore, the change in the location would not cause harm to the character and appearance of the host property or conservation area.

3.4. It is noted that Councils' Conservation Officer raised no objection to the proposed changes.

3.5. Overall, the proposals would not result in a harm to the character and appearance of the host property and would preserve the special character of the Mansfield Conservation Area, in accordance with policies D1 and D2 of the Local Plan.

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 Listed Buildings and Conservation Areas Act 1990 (as amended).

#### **4. Amenity**

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents, which includes factors such as privacy, overlooking and outlook.

4.2. The proposed changes to the dormer window would not result in any impacts on neighbouring amenity. The size and location of the window would not change, and the use would remain the same so no additional overlooking or loss of privacy would occur.

4.3. The change to the location of the pergola would not have an impact on neighbour amenity, noting that the size of the structure would not change and the screening along the boundary with the adjoining neighbour would still be present. Therefore, the structure would not result in increased overbearing, overlooking or loss in privacy.

4.4. As such, the proposed amendments would not result in harm to the amenities of any neighbouring occupiers in accordance with policy A1 of the Local Plan.

#### **5. Recommendation**

5.1. Grant conditional Planning Permission

5.2.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th September 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/4868/P  
Contact: Ben Greene  
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Date: 4 September 2024

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# DRAFT

## DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**1 Courthope Road**  
**London**  
**NW3 2LE**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2023/1673/P dated 03/10/2023 (for the erection of a ground floor side infill and rear extension with associated pergola, replacement of rear dormer and installation of replacement pergola and balustrade to second floor rear roof terrace), namely repositioning the pergola and alterations to the fenestration of the rear dormer extension.

Drawing Nos: 916.261E; 916.262.E; 916.263F; 916.264F; 916.265F; 916.267F; 916.268F;  
916.269F; 916;271A; 916;272A.

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 the original planning permission ref 2023/1673/P dated 03/10/2023.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 2 of planning permission 2023/1673/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement April 2023, 916.002, 916.003, 916.004, 916.005, 916.010A, 916.007, 918.008A, 918.009A916.261E; 916.262.E; 916.263F; 916.264F; 916.265F; 916.267F; 916.268F; 916.269F; 916.271A; 916;272A.

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.

#### Informative(s):

- 1 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.
- 2 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.

- 3 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).
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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-planning-decision>.

Yours faithfully

Chief Planning Officer

**DECISION**