

Application ref: 2024/3291/P
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Date: 9 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
108 Torriano Avenue
London
NW5 2SD

Proposal:
Extension of existing first floor rear extension with green roof and rooflight.

Drawing Nos: A/01/100; A/01/101 Rev A; A/01/102 Rev B; A/01/103 Rev A; A/01/104 Rev A; A/01/501 Rev A; A/01/502; A/02/102 Rev H; A/02/103 Rev H; A/02/104 Rev E; A/02/105 Rev D; A/02/501 Rev G; A/02/502 Rev E; Planning Statement, August 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:

A/01/100; A/01/101 Rev A; A/01/102 Rev B; A/01/103 Rev A; A/01/104 Rev A; A/01/501 Rev A; A/01/502; A/02/102 Rev H; A/02/103 Rev H; A/02/104 Rev E; A/02/105 Rev D; A/02/501 Rev G; A/02/502 Rev E; Planning Statement, August 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016.

- 4 Prior to commencement of development, full details in respect of the living roof (as shown on A/02/103, Rev H) shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used; and
 - iii. full details of planting species and density

The living roofs 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, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three-storey mid-terrace property located on the eastern side of Torriano Avenue.

The site is not within a conservation area, however it is identified on Camden's Local list as being a non-designated heritage asset. The local listing states that the row of terraced properties have architectural and townscape significance: Terrace of 6 mid 19th century houses, visually linked into pairs with pediments above central bays and slight recesses to entrance door bays, sitting behind shallow front gardens. Chimney stacks with pots visible on party wall. Fine detailing includes timber sliding sash windows, iron balconies at first floor level . Well preserved and high quality group contributes to the local townscape.

The applicant is proposing an extension of the existing first floor rear extension with green roof and rooflight. During the course of the application, the proposed drawings were revised following officer comments to reduce the scale of the

extension. The existing depth would be maintained and the extension would be increased in width towards the south by approximately 1.6m.

The proposed extension would be sized, designed and located appropriately, such that it would preserve the character and appearance of the locally listed host building and surrounding area. There are numerous rear extensions at first floor level along this side of Torriano Avenue which form part of the character of the row of properties along this part of the street. The scale of the proposed extension is in keeping with the existing extensions in this area. The extension would not be visible from the street and would be subordinate to the building being extended. The proposed materials which include black metal windows, doors and rooflight and white render walls are acceptable.

The proposal includes a green roof, which is a planning merit of the scheme, and a condition has been attached to secure details of the green roof prior to its installation.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, privacy or sense of enclosure. The extension is sufficiently setback from the boundary with No.106 and the existing privacy screen along this boundary would be retained. The existing height and depth on the boundary with No. 112 would also be retained.

No objections have been received prior to making this decision. 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 London Borough of Camden Local Plan and policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. 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 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 faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer