

Application ref: 2024/2559/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Email: [Leela.Muthoora@camden.gov.uk](mailto:Leela.Muthoora@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Architecture for London  
3-5 Bleeding Heart Yard  
London  
EC1N 8SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**10 St Ann's Gardens  
London  
NW5 4ER**

Proposal:

Erection of a full-width rear extension at lower ground floor level and part-width rear extension at upper ground floor following demolition of existing two-storey outrigger, and replacement timber windows to front and rear elevations.

Drawing Nos: Design and Access statement dated June 2024, Roof Maintenance and Management Statement, Bauder Extensive Biodiversity Green Roof Maintenance Procedure, Bauder GREEN WB Wildflower Blanket System Biodiverse wildflower green roof solution

Site Location Plan, (23039-AFL-P-ZZ-) PL002, EX099, EX100, EX103, EX104, EX105, EX106, EX107, PL199, PL200, PL203, PL204, PL205, PL206, PL207, PL208 rev\_P1, PL209 rev\_P1, LW-BS-001.

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:-

- Design and Access statement dated June 2024;
- Roof Maintenance and Management Statement July 2024;
- Bauder Extensive Biodiversity Green Roof Maintenance Procedure;
- Bauder Green WB Wildflower Blanket System Biodiverse wildflower green roof solution;

- Site Location Plan, (23039-AFL-P-ZZ-) PL002, EX099, EX100, EX103, EX104, EX105, EX106, EX107, PL199, PL200, PL203, PL204, PL205, PL206, PL207, PL208 rev\_P1, PL209 rev\_P1, LW-BS-001.

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.

4 The flat roof of the ground floor and first floor rear extensions shall not be used as an outdoor amenity space or roof terrace, and shall only be accessed for emergencies or maintenance.

Reason: In order to prevent unreasonable overlooking and impact on privacy of neighbouring premises in accordance with policy A1 and D1 of The London Borough of Camden Local Plan 2017.

5 The living roof hereby approved shall be fully installed on the building in accordance with the approved details 23039-AFL-P-ZZ-PL209 rev\_P1 - Section AA Roof detail, Roof Maintenance and Management Statement, Bauder Extensive Biodiversity Green Roof Maintenance Procedure, BauderGREEN WB Wildflower Blanket System Biodiverse wildflower green roof solution, prior to occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies D1, A3 and CC3 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The site is a mid-terraced three-storey house, located on the north side of St Ann's Gardens, comprising of lower ground, upper ground, first floor and roof extension. It is accessed at upper ground floor level via external steps from a small front garden. The site is not subject to any heritage designations but is characteristic of the local residential area. There are no trees protected by Tree Preservation Orders within the application site.

The purpose of the proposal is to improve thermal performance of the building fabric and extend the kitchen located within the existing single rear extension at lower ground floor level with a side infill extension. The existing outrigger at rear upper floor level would be extended to create an additional bedroom.

The proposed extensions are subordinate in scale and location to the four-storey host building and respect the character and setting of neighbouring buildings. Except for the adjacent house at number 11 St Ann's Gardens, all the houses within the terrace have been subject to rear and infill development, with single and two-storey rear extensions with a variety of width and general conformity of depth. The extensions at lower and upper ground levels would not be visible from surrounding streets and would allow for the retention of a reasonable sized garden.

The lower ground floor level extension would match the depth of the existing extension and neighbouring two-storey rear extension at number 9 St Ann's Gardens. The height would be raised by less than half a metre to accommodate internal height, rooflights, and a living wildflower roof. The upper ground floor level extension would increase in depth by less than two meters. The extensions would be constructed of brick with render and timber framed doors and windows. The replacement windows would consist of triple glazed conservation timber box sashes which would match the existing, in terms of material, type, opening, and glazing bar details. The materials and detailed design are sympathetic and discreet in appearance. Overall, the proposals are considered to respect the character and appearance of the host building and the existing pattern of development within the terrace and surrounding area.

A site visit was carried out where it was observed that the existing two storey outrigger of number 9 St Ann's Gardens, to the west of the site, creates a canyon effect to the side return which the proposal seeks to infill. Due to boundary wall heights the rear elevation of number 11 St Ann's Gardens could not be viewed from the rear of the site. However, as the only remaining original rear elevation within the terrace, it is likely that any extension would have some impact. As the nearest residential property that would be affected by the proposal, the existing boundary wall limits any impact of the lower ground floor extension. The increased depth of the proposal at upper floor level may have some impact on light to the adjacent window, which according to planning records, serves a bedroom. Given the rear elevation is north facing and there is existing overshadowing by rear two-storey outrigger at number 9 St Ann's Gardens, which extends further to over 6 metres, the proposal is unlikely to result in loss of light that would warrant a refusal on these grounds alone. To the rear, there are generous separation distances to the rear elevations of Baptist Gardens; therefore, the proposal would have no detrimental impact on neighbouring properties' amenity in terms of loss of privacy or overlooking.

Due to the location, height, and depth of the flat roof, the creation of a roof terrace may create new overlooking opportunities to neighbouring habitable windows. Given this would potentially lead to greater levels of overlooking than the existing conditions, it is considered expedient to add a condition to this decision to prevent the use of the roof as an amenity terrace. Overall, the proposals would not harm neighbouring residential amenity in terms of loss of privacy, daylight, or outlook to any greater extent than the existing conditions.

The proposal would allow for a reasonable sized garden. The area to be infilled is hardstanding and the addition of the proposed wildflower roof is considered a benefit in mitigating its visual impact and loss of garden space. The living roof provides natural insulation, absorbs water run-off, and supports biodiversity. The wildflower roof is an extensive green roof system with an appropriate depth to allow plants to establish themselves and provide greater biodiversity value. Providing the roof is planted, inspected, and maintained in accordance with the approved documents, the roof would be a valuable amenity space and complies with requirements as outlined in Camden Planning Guidance. The living roof has been secured by conditions included in this decision.

The council received no objections prior to making this decision. The council also considered the area's planning history and relevant appeal decisions when coming to this decision.

As such, the proposal is in general accordance with policies A1, A3, CC1, CC2, CC3, 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 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.

- 5 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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