

Application ref: 2024/1838/P
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Date: 23 September 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

Urban Regen London Ltd
22 Redfern Road
London
NW10 9LB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
37
Adelaide Road
London
Camden
NW3 3QB

Proposal:

Part one storey, part two storey rear extension with green roof.

Drawing Nos: 250507/06 Rev C; 250507/07 Rev C; 250507/08 Rev C; 250507/09 Rev C; 250507/10 Rev C; 250507/11 Rev C; 250507/12 Rev C

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-

250507/06 Rev C; 250507/07 Rev C; 250507/08 Rev C; 250507/09 Rev C;
250507/10 Rev C; 250507/11 Rev C; 250507/12 Rev C

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan 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 manufacturers details demonstrating the construction and materials used
 - 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 G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extension hereby approved shall not be used as a balcony or terrace or for any other ancillary residential purposes.

Reason: To prevent undue overlooking of neighbouring residential sites in the interests of the amenity of surrounding occupiers, in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought to erect a part one, part two storey extension to the rear elevation. At the lower-ground floor, the proposed extension would be full width and wrap around the side elevation and half-width at the upper-

ground floor level. A green roof is proposed on the flat roof with details secured by condition. Amendments have been sought during the course of the application and the proposed terrace and glazing to the side elevation has been removed.

In this instance, the proposed one- and two-storey rear addition is considered appropriate given the variation in the pattern of extensions within this terrace, which consist of rear extensions between one and two storeys in height. Thus, it does not harm the host property or locally listed building and the wider group of locally listed buildings.

The second-storey element of the proposed rear extension would be set back from the neighbouring property so as not to impact the neighbouring amenity or sunlight/daylight and would appear as a subservient addition. This would be considered acceptable.

A green sedum roof is proposed for the flat roof extension, which would soften the appearance of the upper ground floor extension when viewed from above while improving the development's environmental performance by reducing surface water runoff.

By virtue of its design, scale, and location, the proposed development is not considered to have any significant adverse impacts on the amenities of adjoining residential occupiers.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan. The proposed development also accords with the policies of 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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