

Application ref: 2024/1495/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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Matthew Wood Architects Ltd
The Tea Factory
110 Endwell Road
London
SE4 2LX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Coach House
98 A Priory Road
London
NW6 3NT

Proposal:

Removal and replacement of front bay window at ground floor level, single storey side and rear extension at ground floor level with green roof, loft conversion with side dormer, replacement doors to the front at first floor level, new windows to the rear at first floor level and associated works including landscaping.

Drawing Nos: Existing Block Plan, Revision C; Existing Ground Floor Plan, Revision F; Existing First Floor Plan, Revision F; Existing Loft Plan, Revision F; Existing Roof Plan, Revision F; Existing Front Elevation, Revision F; Existing Rear Elevation, Revision F; Existing Side Elevation 01, Revision F; Existing Side Elevation 02, Revision F; Supplementary - Existing Front Elevation, Revision F; Supplementary - Existing Rear Elevation, Revision F; Existing Building Section AA, Revision F; Existing Building Section BB, Revision F; Proposed Ground Floor Plan, Revision F; Proposed First Floor Plan, Revision F; Proposed Loft Plan, Revision F; Proposed Roof Plan, Revision F; Proposed Front Elevation, Revision F; Proposed Rear Elevation, Revision F; Proposed Side Elevation 01, Revision F; Proposed Side Elevation 02, Revision F; Supplementary - Proposed Front Elevation, Revision F; Supplementary - Proposed Rear Elevation 01, Revision F; Supplementary - Proposed Rear Elevation 02, Revision F; Proposed Building Section AA, Revision F; Proposed Building Section BB, Revision F; Planning Statement, April 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 Existing Block Plan, Revision C; Existing Ground Floor Plan, Revision F; Existing First Floor Plan, Revision F; Existing Loft Plan, Revision F; Existing Roof Plan, Revision F; Existing Front Elevation, Revision F; Existing Rear Elevation, Revision F; Existing Side Elevation 01, Revision F; Existing Side Elevation 02, Revision F; Supplementary - Existing Front Elevation, Revision F; Supplementary - Existing Rear Elevation, Revision F; Existing Building Section AA, Revision F; Existing Building Section BB, Revision F; Proposed Ground Floor Plan, Revision F; Proposed First Floor Plan, Revision F; Proposed Loft Plan, Revision F; Proposed Roof Plan, Revision F; Proposed Front Elevation, Revision F; Proposed Rear Elevation, Revision F; Proposed Side Elevation 01, Revision F; Proposed Side Elevation 02, Revision F; Supplementary - Proposed Front Elevation, Revision F; Supplementary - Proposed Rear Elevation 01, Revision F; Supplementary - Proposed Rear Elevation 02, Revision F; Proposed Building Section AA, Revision F; Proposed Building Section BB, Revision F; Planning Statement, April 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.

- 4 Prior to commencement of development, full details in respect of the living roof (as shown on Proposed First Floor Plan, Revision F) 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
 - 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.

- 5 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details should include the following:

- a) The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted.
- b) An indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection.
- c) Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape.
- d) Details of hard landscaping, including surface materials and boundary treatments.
- e) Details of any grading, mounding, excavation, retaining walls, and other changes in ground level.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of ecology and visual amenity in accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

- 3 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-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