

Application ref: 2024/5364/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 21 January 2025

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

STAC-ed Limited
26 Friern Road
London
SE22 0AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**17 Courthope Road
London
Camden
NW3 2LE**

Proposal:

Conversion of loft incorporating two rooflights to front elevation and two dormers to rear and the erection of a ground floor rear single storey wrap around extension and creation of terrace to roof of rear outrigger.

Drawing Nos: Design and Access Statement incorporating Heritage Statement 0350, Parking Provision, Tree Survey, Planning Fire Safety Strategy and Refuse Statements 0350, D 01 Rev P1, D 02 Rev P2, D 03 RevP2, D 04 Rev P2, D 05 Rev P1, F 01 Rev P1, F 01 Rev P1, F 03 Rev P1.

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 incorporating Heritage Statement 0350, Parking Provision, Tree Survey, Planning Fire Safety Strategy and Refuse Statements 0350, D 01 Rev P1, D 02 Rev P2, D 03 RevP2, D 04 Rev P2, D 05 Rev P1, F 01 Rev P1, F 01 Rev P1, F 03 Rev P1.

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 of the London Borough of Camden Local Plan 2017.

- 5 The proposed front roof light as shown on drawing 'D 03 Rev P2' shall be conservation style installed flush to the roofslope. They shall be permanently retained as such thereafter.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the conversion of loft incorporating two rooflights to front elevation and two dormers to the rear and erection of a ground floor rear single storey wrap around extension and creation of terrace to roof of rear outrigger. The property comprises a three storey mid-terrace dwellinghouse with a three-storey rear outrigger, it is not listed but it is within the Mansfield conservation area. Most dwellings on Courthope Road have been altered at roof level with front and rear dormers of varying size, and a majority have created roof terraces over their rear outriggers.

The principal rear dormer would sit within the roof slope approximately 0.8 m from the party wall with No. 15, 0.4 m below the ridge and 1.0 m from the eaves, measuring 2.3m wide, 1.7m high and 2.6 m deep. It would be clad in hanging tiles to match the existing roof. The second dormer projection would be located on the rear outrigger nearest the party wall with No. 19, flush with the rear elevation and forming the access to the roof terrace. The access dormer would adjoin the party wall, measuring 2.5 m high, 2.2m wide and set 1.4m below the ridge line.

The roof terrace would cover the whole roof area of the outrigger. A simple black metal railing would form a balustrade at the perimeter, matching similar terraces in the area. The two front roof lights would be small in scale and would align with the windows below. The rear windows and door would be grey aluminium.

The rear dormers are relatively modest in size in real and relative terms. The doors onto the roof terrace would require a low dormer that would break the eaves line, measuring 1.7m higher than the eaves by 2.2 m wide. Although this is contrary to CPG (Home Improvements) guidance, which requires all dormers to be set back from the eaves, similar dormers built off the rear wall appear on at least nine other properties in the immediate area. There are at least 9 full-width box dormers built off the rear wall. A similar proposal was previously approved at No. 18 Courthope Road in 2016 (2016/3876/P).

A significant proportion of properties in Courthope and Shirlock Roads have rear dormers (and many have front dormers), but their scale and appearance vary widely. This part of the conservation area is characterised by broken roof slopes, but the design, size, and materials of the dormers are not uniform.

The secondary dormer would have little impact on either the appearance of the host building or the character of the wider area due to its modest size and discreet location adjoining the party wall. The Conservation Area Appraisal with respect to roof extensions and alterations places emphasis upon front roof slopes and roofs to properties where a distinct character of roofline has been preserved. It also prioritises a certain number of named roads where roof changes must be closely controlled; however, Courthope Road is not included in this category. For the material reasons stated above, the lower secondary dormer would not harm the conservation area's character in this location, and a departure from CPG (Home Improvements) would be acceptable in this instance.

It is also proposed to erect a single storey wraparound extension around the existing three storey rear outrigger. The extension would project 9.0m from the rear wall of the property and 1.8m from the rear of the outrigger. It would be 5.8m wide, with a dual pitch roof and be 3.0m to the eaves, with an overall height of 4.0m. It would be constructed in brick to match the existing roof with a lead roof and rooflights. The eaves height of the rear extension would be below the height of the neighbouring extension at No. 19. The boundary wall with No. 15 would be rebuilt to form the wall of the extension and would be increased in height by 1.2m. The drawings submitted indicate that the proposed extension would comply with the BRE 45-degree guidance relating to daylight to the adjoining window at No. 15.

The rear dormer, sited at roof level and modest in size, would not cause amenity issues for neighbours. The proposed terrace would allow a degree of overlooking laterally - i.e. across to other roof levels and to the existing roof terraces to the rear of the properties in Shirlock Road - but this would not be significantly greater than exists at present as a result of the surrounding terraces in the area. The proposed wraparound rear extension would not cause any overlooking or loss of privacy and is not considered to unduly impact on the provision of daylight or sunlight to the neighbouring properties.

One objection was received prior to the determination of this application from the neighbour at 15. They commented that the proposed extension would be higher than the existing and would impact on light to their property. They were also concerned with how the construction work would take place and the effect

it would have on their property. It is considered that the rear extension would not unduly result in a loss of daylight to the neighbour. The issues regarding the construction of the extension are outside the remit of this application and would form part of a civil agreement between the two parties. Mansfield CAAC were notified but did not comment.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the conservation area's character or appearance under s.72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is generally in accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. It also accords with the London Plan 2021, the Mansfield Conservation Area Appraisal and Management Strategy 2008, and the National Planning Policy Framework 2024.

- 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.

5 Biodiversity Net Gain (BNG)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on

compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer