

Date: 11/02/2024  
Your ref: APP/X5210/W/25/3358785  
Our ref: 2024/1988/P  
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The Planning Inspectorate  
Temple Quay House  
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BS1 6PN

Dear Simon Dunn,

Appeal/ Planning Reference	Site Address	Development Description
Your Ref: APP/X5210/W/25/3358785	156 Royal College Street London	Erection of single storey rear extension at second floor level
Our Ref: 2024/1988/P	NW1 0TA	

**Appeal on behalf of Mr P Koumourou in respect of refusal of planning permission under the Town and Country Planning Act 1990 (as amended).**

## 1. INTRODUCTION

- 1.1. The Planning Permission (2024/1988/P) was refused under delegated powers on 30 September 2024 for the following reason:
  1. *The proposed development, by virtue of its cumulative bulk and massing, and materiality, would result in an incongruous form of development which would overwhelm the rear elevation and fail to maintain a subordinate relationship with the host property, causing harm to the character and appearance of the host property and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.*
- 1.2. The Council wishes to rely on its *Delegated Report* (Officers Report), which sets out the decision-making process which lead to the refusal of planning permission, and as such this assessment is not repeated below. However, the Appellant's Statement of Case (SoC) raises some points in defence of the appeal which Council hereby wish to refute.

## 2. COUNCIL'S RESPONSE

### **Appellant**

- 2.1. The Appellant's SoC firstly outlines that the "main character of the conservation area is derived predominately from the main elevations of the properties, including their fenestrations, brickwork and shopfront. At the rear, the conservation area is less

*consistent in character. Overgrown and makes little contribution to the historic and authentic character of the conversation area.”*

### **The Council**

- 2.2. Appendix 2 of the Camden Broadway Conservation Area Appraisal and Management Strategy (2009) (CAA) identifies the buildings that make a positive contribution to the conservation area. It notes that *“the special character of this area is the uniformity of the standard building type. The strongly cohesive identity of the conservation area effectively means that all the original buildings in the area make a positive contribution unless otherwise listed below”* (underlined for emphasis). Nos. 154 – 156 Royal College Street are positive contributors to the conservation area due to their uniformity. The CAA does not specify that the uniformity of rear elevations is of lesser importance. In this instance, the rear elevations of Nos. 154 and 156 Royal College Street are highly visible from Baynes Street, as shown in Figure 1 below, and their uniformity on this elevation is evident. On page 4 of the Appellant’s SoC, it states that views from Bayne Street are impeded by the scaffolding at No.154 Royal College Street, however as evidenced below, this is clearly not the case, and the rear elevation is highly visible from the public realm.

### **The Appellant**

- 2.3. The Appellant states that the rear of the site is overgrown.

### **The Council**

- 2.4. This is somewhat irrelevant as the importance of the rear elevation is derived from building itself and its uniformity and cohesion with the neighbouring property at No.154.

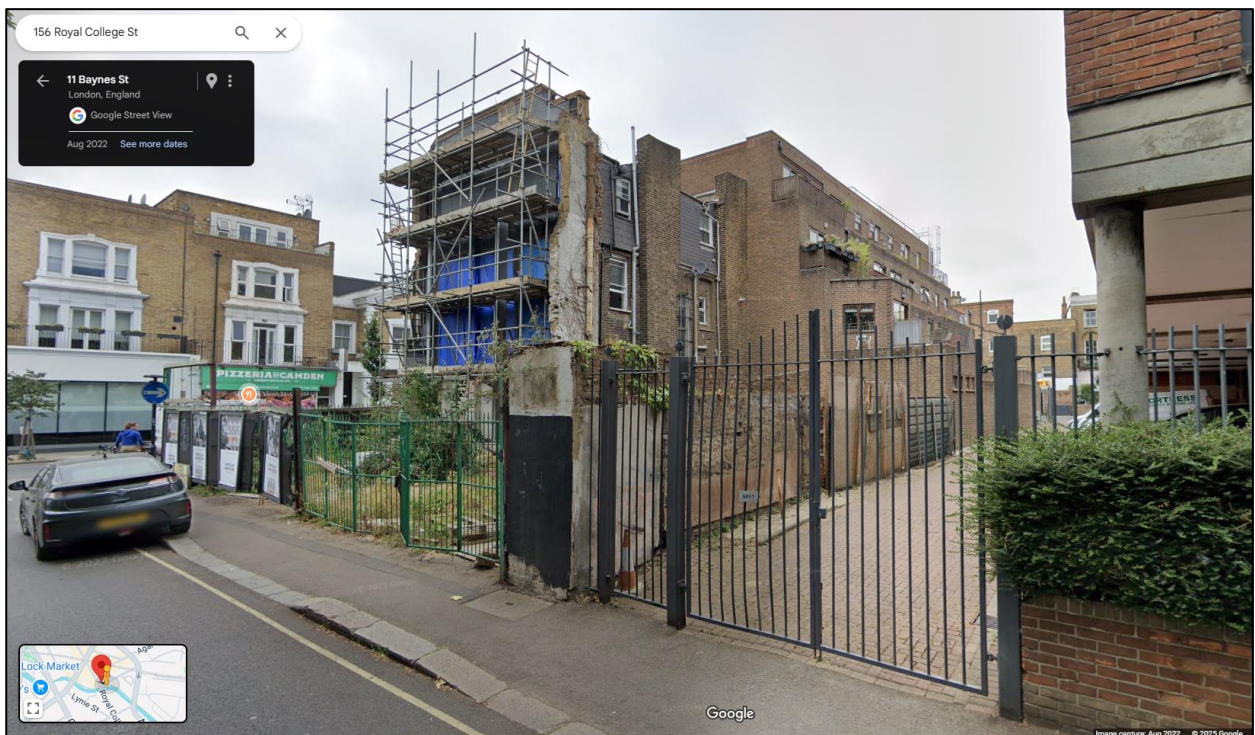


Figure 1. Rear elevations of Nos. 154 and 156 Royal College Street as viewed from Bayne Street

### **The Appellant**

- 2.5. The Appellant’s SoC goes further to state that the choice of zinc cladding was inspired by similar extensions approved by Camden Council within conservation areas.

**The Council**

- 2.6. This statement is unfounded, and no examples have been provided by the Appellant of similar upper-storey rear extensions where zinc cladding has been approved. The proposed zinc cladding is not a material typically used for upper floor extensions and is more common with roof extensions. It would appear at odds with, and out of keeping with the materiality of the host property and the previously approved extensions at the basement and ground floor levels. As such, the proposed zinc cladding is not supported.

**The Appellant**

- 2.7. Further, the Appellant goes on to compare the proposed extension with the scale and form of the adjacent purpose-built flats at No.158-164 Royal College Street.

**The Council**

- 2.8. The form of this development is completely different to the application site in terms of its scale and massing and is clearly differentiated from the uniform pair of buildings Nos. 154 and 156 Royal College Street. Thus, it is not a good comparison for the current proposal, nor does it set a precedent for an appropriate scale of development.

**The Council - Appellant has not addressed harm to the subject building**

- 2.9. Notwithstanding the impacts on the character and appearance of the conservation area as outlined above and within the Officers Report, it is noted that the reason for refusal also relates to harm to the character and appearance of the host property itself which the Appellant has not addressed in their SoC. As outlined within the Officers Report, the proposed first floor extension would add additional height and bulk to the already extended rear elevation and would result in excessive massing and overdevelopment of this rear façade. In combination with the other extensions, the proposal would fail to appear subordinate to the host dwelling and would overwhelm the rear elevation. When compared to the adjoining property at No.154, which has not been extended to the rear, the increased massing would appear off-balanced and excessive.

**The Appellant**

- 2.10. A final point of clarification that the Council would like to draw the Inspectors attention to is in relation to the green roof previously approved under planning permission 2022/2112/P. The Appellant has stated that the reduction in the size of the previously approved green roof area is not a policy requirement and therefore should not be a reason for refusal.

**The Council**

- 2.11. The Council would like to reiterate that the reduction in the size of the previously approved green roof does not form part of the reason for refusal in this instance, but rather the reason for refusal relates to the bulk, massing and materiality of the structure. However, as noted in the Officers Report, the green roof could have been re-provided on the roof of the proposed extension and this would have been secured via condition. This approach is supported by policy CC2 of the Camden Local Plan requires all developments to adopt climate change adaption measures for climate change resiliency, and this includes incorporating green roofs into developments where appropriate.
- 2.12. In light of the comments above and the assessment provided within the Officers Report, the Council maintains that the proposed development, by reason of its cumulative bulk and massing, and materiality, would result in an incongruous form of development which would overwhelm the rear elevation and fail to maintain a subordinate relationship with the host property, causing harm to the character and

appearance of the host property and conservation area. The evidence provided by the Appellant is insufficient to overcome this reason for refusal.

### 3. CONCLUSION

- 3.1 In summary, Council maintains the position that the application should be refused and considers that the information submitted by the Appellant in support of the appeal does not overcome or address Council's reasons for refusal.
- 3.2 As such, it is respectfully requested that the Inspector dismisses the appeal accordingly. However, should the Inspector allow the appeal, it is requested that the following conditions below are imposed.

### 4. SUGGESTED CONDITIONS

#### Time Limit

The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)

#### Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans-

RCS/24/P01; RCS/22/P02.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Materials

Prior to commencement of the development, detailed drawings and materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill)
- b) Plan, elevation and section drawings, including fascia, cornice, and glazing panels at a scale of 1:10
- c) Manufacturer's specification details of all facing materials

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

#### Green roof

Prior to commencement of development, full details in respect of the living roof areas on the ground and first floor extensions 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.

#### **Use of flat roof**

The flat roofs on the ground and first floor extensions shall not to be used as roof terraces and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan.

If any further clarification of the appeal submissions is required, please do not hesitate to contact Sarah White on the above direct dial number or email address.

Yours sincerely,

Sarah White  
Senior Planning Officer