

Mr James Kirk  
Rick Mather Architects  
123 Camden High Street  
London  
NW1 7JR

Application Ref: **2014/7750/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

3 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**51a Vicar's Road**  
**London**  
**NW5 4NN**

Proposal:  
Erection of single storey extension with green roof, and associated landscaping works to rear elevation of existing flat.

Drawing Nos: 19020 Rev PL2; 19001 Rev PL2; 19022 Rev PL2; 19021 Rev PL1; 19000 Rev PL1; 19013 Rev PL1; 10000 PL1A; 19011 Rev PL1; 19010 Rev PL1; 11022 Rev PL1; 11021 Rev PL1; 11020 Rev PL1; 11013 Rev PL1; 11012 Rev PL1; 11011 Rev PL1; 11010 Rev PL1; 11001 Rev PL1; 11000 Rev PL1 dated October 2014.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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

19020 Rev PL2; 19001 Rev PL2; 19022 Rev PL2; 19021 Rev PL1; 19000 Rev PL1; 19013 Rev PL1; 10000 PL1A; 19011 Rev PL1; 19010 Rev PL1; 11022 Rev PL1; 11021 Rev PL1; 11020 Rev PL1; 11013 Rev PL1; 11012 Rev PL1; 11011 Rev PL1; 11010 Rev PL1; 11001 Rev PL1; 11000 Rev PL1 dated October 2014.

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the planting area on the southern and eastern elevations of the proposed extension in the area indicated on the approved plans, including soil depth and suitable drainage shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The host building and attached dwelling are unusual in this location being the only pair of semi-detached dwellings on Vicars Road and Weddington Road. The host property is surrounded by three storey housing developments along Weddington Road and the proposed Bacton Low Rise development on the opposite side of Vicars Road. Located at the rear of the property is a Camden Care home of approximately 3 storeys high separated by a driveway and carport area. The rear garden area is currently screened by a high boundary wall and mature planting.

Given the surrounding environment, it is considered that the rear extension will not be overtly noticeable within the streetscape. The proposed rear extension is subordinate in scale being single storey, simple in terms of design and set back from the side boundary. The extension maintains the integrity of the upper floors and the fenestration will remain visible within the street.

Whilst the development will have some impact in terms of reduction of the associated outdoor garden area, the proposal still retains a useable space with improved accessibility.

Eight neighbours have been consulted. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 - 66 of the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment