

Mr Duncan Dalzel-Job  
DJAD Ltd  
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London  
W2 5SH

Application Ref: **2015/3798/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

11 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**41 Oppidans Road**  
**London**  
**NW3 3AG**

Proposal:

Alterations and extensions including erection of a ground and third floor rear extension, installation of railings to create balcony on the roof of the ground floor rear extension, increase in the height of the western boundary wall, installation of water tank on the roof, replacement of garage door with solid panel and new high level window above, new high level window openings on the western side elevation, installation of bike and bin store enclosure within the front courtyard area all in association with the existing single family dwelling (Class C3 use).

Drawing Nos: 054\_001; 002; 101; 102; 103; 111 rev E; 112 rev D; 113 rev A; 201; 202; 211 rev E; 212 rev D.

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:

054\_001; 002; 101; 102; 103; 111 rev E; 112 rev D; 113 rev A; 201; 202; 211 rev E; 212 rev D.

Reason:

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

- 4 Detailed elevations and sections including materials in respect of the proposed front elevation (to include solid panel and high level window above) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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).
- 2 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.

### 3 Reasons for granting permission.

During the course of the application the proposal has been amended to remove the single storey extension to the roof and glazed balustrade; to erect a water tank on the roof and to install a solid panel on the front façade following removal of the garage door and installation of a high level window above.

#### Design

##### Third floor extension

It is acknowledged that the third floor rear extension would not comply with guidance in CPG1 (Design) as it is high level, would project up to the eaves of the roof and would project out in line with the main façade of the building. The building is a modern 1960's property and does not include any features of architectural merit. A single storey extension at this level would not add harmful bulk to the rear of the property. The extension would be constructed using materials to match the existing building and a condition would be attached to ensure that this would be carried out. The proposed extension would not harm the character or appearance of the host building and would be considered acceptable.

When viewed in the context of the neighbouring properties that are similar in age, four out of the six have constructed some form of high level extension. Mansard roof extensions have been constructed at nos. 38 and 39 and single storey extensions at 3rd floor levels have been constructed at nos. 36 and 40 (similar to that proposed at the application property). Taking this into consideration, in this instance, the extension at this level would not be out of character with the neighbouring 6 properties of which the application site is part of. It would therefore be difficult to sustain a reason for refusal given this context and this element of the proposal would be considered acceptable in design terms.

##### Single storey extension

Given its size, position and design, the proposed extension would be considered subordinate and would not harm the character or appearance of the building.

The rear patio area of the house backs onto communal landscaped open space which is identified as a particular design concept to be protected within this part of the Meadowbank Estate. The proposed single storey extension would retain part of the rear patio area thereby retaining the buffer space with the communal open space to the rear. It must be noted that similar single storey extensions have been

granted planning permission at nos. 38 Oppidans Road (1998) and 30 Meadowbank (2007). It would not therefore be considered to result in a harmful impact on the character and function of the communal open space.

#### Other works

The proposal would include alterations to the front, side and rear facades including removal of front garage doors and insertion with a solid panel of similar height and width as the garage door. A new high level window would be installed above. The removal and replacement of the garage door with a similarly sized opening is considered acceptable provided the solid panel has a similar appearance to the garage door. This would maintain the uniformity of front façade of this and neighbouring properties when viewed from the street. A condition would be attached requesting details of this replacement solid panel to ensure this is successfully achieved.

The alterations would also include replacement of sliding front glazed doors with solid door and window which is considered acceptable. New high level windows would be installed in the western side elevation at ground, first, second and third floor levels. The existing first floor balcony on the rear would be extended with the increase in the height of the western boundary wall by 0.5m. A modestly sized water tank would be installed on the roof of the building. These works would be considered minor and would not harm the character or appearance of the existing building in terms of design and materials or the streetscene.

A new single storey recycling and bin store enclosure would be created in the front courtyard area that has a small raised planter and is currently covered in hardstanding and used as off-street parking. The size, location and design of the bin storage would create a physical boundary between it and the neighbouring property at no. 40. Given that there are other dwarf brick walls that currently separate the remainder of the properties at nos. 36 to 40 Oppidans Road this enclosure would not appear out of character from the street views and would be considered acceptable.

#### Amenity

##### Overlooking

The single storey extension at third floor level would not introduce any additional harmful overlooking to neighbouring properties and would be considered acceptable.

Due to the separation distance between the properties, their orientation and the boundary treatment that currently exists on site the single storey rear extension would not introduce further harmful overlooking into these properties than is already experienced at present. The communal garden is already overlooked by the surrounding properties fronting Oppidans Road and Meadowbank and the extension would not alter this relationship.

The proposal includes the extension of the first floor balcony on the rear elevation. Although the balcony may be more useable over the existing balcony due to its extended length, the level and degree of overlooking would not be so significantly

increased as to sustain a reason for refusal.

#### Daylight and sunlight

A 2.1m high brick wall separates the application property with the neighbouring property at no. 40 Oppidans Road to lie to the east. Due to the increase in height and projection beyond the underside of the balcony the extension would not result in loss of daylight to the neighbouring property and would be considered acceptable.

#### Outlook

The outlook from the ground floor rear patio doors of the neighbouring property at no. 40 are directed towards an angled view of the rear of nos. 59 and 61 Meadowbank. This is due to the orientation of the properties along this part of Oppidans Road and the fact that the 2.1m brick boundary runs along the western and eastern boundaries of no. 40. The proposed single storey extension would not result in any further harmful loss of outlook from this property.

The objections that have been received as well as 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 of the London Borough of Camden Local Development Framework Core Strategy 2010, and policies DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework 2012.

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



Ed Watson  
Director of Culture & Environment