

Mr Francisco Serradilla  
Viewport Studio  
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Application Ref: **2015/5760/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

8 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**

**29 Compayne Gardens**

**London**

**NW6 3DD**

Proposal:

Erection of single storey ground floor rear extension following demolition of existing single storey rear extension. Replacement timber double glazed windows on the side & rear ground floor and replacement timber french doors at the rear.

Drawing Nos: Design & Access Statement, Location Plan, Drg 100, 101, 102, 103, 104, 105, 106, 107, 300 Rev A, 301 Rev A, 302 Rev A, 303 Rev A, 304 Rev C, 305 Rev A, 306 Rev A & 307 Rev A

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 policies DP24 and DP25 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 Design & Access Statement, Location Plan, Glazing bar diagram, Drg 100, 101, 102, 103, 104, 105, 106, 107, 300 Rev A, 301 Rev A, 302 Rev A, 303 Rev A, 304 Rev C, 305 Rev A, 306 Rev A & 307 Rev A

Reason:

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

- 4 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All rear double glazed windows shall be slimlite 12mmm glazing bars and no greater in size as illustrated in the submitted diagram (see plans).

Reason: To safeguard the appearance of the windows minimizing the impact to reflection and colouration to 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to development a plan showing details of the bio-diverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The bio-diverse roof 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 of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in

accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting permission

The proposed demolition of the existing single storey rear extension and reconstruction to a greater scale appears secondary to the host building while preserving the historic and established townscape of the surrounding area. The surrounding properties have been substantially developed at ground floor rear level and therefore such a development proposed is considered to be an established pattern of development along the rear terraces. It is considered to accord with Development Plan policies DP24 and DP25 and design guidance in CPG1.

The proposed extension would have a flat roof, constructed in brick on the flank elevation adjacent no 27 Compayne gardens and glazed panels on the rear and flank elevation facing no 31 Compayne gardens. The extension would have a sedum green/brown roof to help water retention and sustainability.

The proposed alterations to the ground floor rear French doors and windows would maintain the same sash window/French door design and keep the timber material, but would include slimlite double glazing with 12mm glazing bars. The proposed slimlite double glazing glass would only feature on the rear ground floor windows (see plan 304 Rev C) and the decorative front sash windows would be retained and repaired. The insertion of slimlite double glazing on the rear is considered to be acceptable and would not detrimentally impact on the character of the host dwelling. The proposed ground floor side windows would be altered in style and size however they are hidden from street view and replace unoriginal windows. The alterations and changes to the windows and doors are considered to accord with Development Plan Policies DP24 and DP25 and design guidance in CPG1.

The amenity of the neighbouring properties is not considered to be impacted by the increased mass and scale of the proposed single storey rear extension and the alterations to the ground floor windows.

30 neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local development Framework Core Strategy,

and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 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



Ed Watson  
Director of Culture & Environment