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Application Ref: **2016/4953/P**  
Please ask for: **Nora-  
Andreea.Constantinescu**  
Telephone: 020 7974 **5758**

16 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A  
40 Croftdown Road  
London  
NW5 1EN**

Proposal:

Single storey rear extension with green roof, following demolition of the existing rear addition; new decked area and refuse storage at the front and other alterations to the flat (Class C3).

Drawing Nos: 742.OS.01; 742\_EX\_100; 742\_EX\_200; 742\_EX\_300; 742\_PL\_100 Rev B; 742\_PL\_200 Rev B; 742\_PL\_300 Rev B; Planning Statement; Property Photos.

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 to those 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 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: 742.OS.01; 742\_EX\_100; 742\_EX\_200; 742\_EX\_300; 742\_PL\_100 Rev B; 742\_PL\_200 Rev B; 742\_PL\_300 Rev B; Planning Statement; Property Photos.

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

- 4 Prior to the first occupation of the building a plan showing details of the green 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 green 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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details and sample in relation to the timber cladding to be submitted to the Local Planning Authority.

b) Manufacturer's specification details and sample in relation to the material for refuse store to be submitted to the Local Planning Authority.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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.

Informative(s):

- 1 Reasons for granting permission:

Regarding the alterations to the rear, the proposed rear extension would project with the same depth as the extension at no 42, with a height of approximately 2.9m. The extension would be set in from the boundary with the property at no 38 by approximately 2.1m which would mitigate impact in terms of loss of light and outlook, and would also allow a glazed door for the existing bedroom. The extension would be finished in oak timber cladding, details of which would be provided by condition. In addition, the windows at the upper floor would be replaced with like for like, timber sash windows painted white, which is considered to preserve the character of the host dwelling and the row of terraced properties.

The proposal included an upper floor terrace which through negotiation with the applicant has been removed and replaced with a green roof. The proposed green roof is welcome in sustainability terms, as it would increase biodiversity. However further details to demonstrate its viability should be provided by condition.

Regarding the alterations to the front garden, it is proposed to create a new decked area at a middle level between the street and the lower ground floor, which would facilitate easy access to the refuse storage for all the flats. The proposal also includes installation of re-claimed traditional railings to match the adjacent ones at no 38, on top the existing front brick wall. As such, due to its location and position, the refuse storage would be below the front fence and would not cause any significant impact to the streetscene or wider conservation area; however further details should be provided by condition. In addition, in the lower ground floor vault, cycle storage is proposed, which is considered acceptable.

The proposal is considered to preserve the character and appearance of Dartmouth Park Conservation Area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Two objections and one comment have been received prior to making this

decision, which are dully addressed in the consultation summary. The planning history of the site has been 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

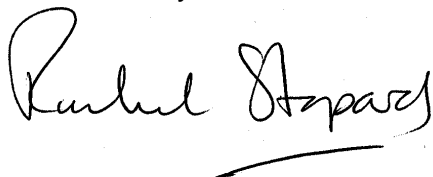
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities