

Mr Adrian Friend
Friend and Company Architects
167 Foundling Court
Brunswick Centre
London
WC1N 1AN

Application Ref: **2017/3971/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

13 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
103 Gloucester Avenue
LONDON
NW1 8LB

Proposal:

Erection of single storey infill extension to rear with green roof and replacement of rear ground floor window

Drawing Nos: 000, 001, 002, 003, 101A, 102A, 103A, 104A, 105A, 106A, 107

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 000, 001, 002, 003, 101A, 102A, 103A, 104A, 105A, 106A, 107.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan 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
 - iii. full details of planting species and density

The living 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

Permission is sought for the erection of a single storey infill extension at lower ground floor level between the boundary wall of number 105 Gloucester Avenue and the existing closet wing for the application property and installation of a door instead of a window at front lower ground floor level. A small courtyard is proposed between the existing rear doors and the new extension to allow a rear opening and adequate light into the bedroom. Following Officer advice the extension has been set back from the closet wing rear boundary line by 300mm and a green roof has been included. These together with the proposed contemporary design and materials would appropriately differentiate between the closet wing and the new addition and would respect the design of the host building and surrounding Primrose Hill Conservation Area. The proposal is similar to approval given in December 2012 (ref 2012/4942/P) which has not been implemented. The proposed alteration to the front lower ground facade, replacing a window with a door is considered appropriate. As such the proposal is acceptable in design and conservation terms.

The green roof is a welcome feature and will add some ecological value to the development proposal. Further details of the maintenance plan and type of species are secured by condition.

There are no amenity implications in terms of loss of light or loss of privacy as a result of this development as the development is to be contained between the existing boundary walls and retains a reasonable sized garden to the rear.

A site and press notice were displayed. No objections and one comment have been received and taken into account prior to making this decision. The site's planning history was taken into account in 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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, A3, CC1, CC2, CC3, D1 and D2. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

David T. Joyce

David Joyce
Director of Regeneration and Planning