

Application ref: 2018/0607/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 23 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

HSD  
40 Blackberry Farm Close  
Hounslow  
TW5 9EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**21 Scala Street**  
**London**  
**W1T 2HW**

Proposal:  
Single storey rear extension to provide shared living room for existing HMO (Class C4)

Drawing Nos: Design and Access Statement, Site Location Plan, Existing Drawings (DWG01, DWG02, DWG03, DWG04, DWG05, DWG06, DWG06), Proposed Drawings (DWG08, DWG09, DWG10 Rev B, ELE03A)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, Site Location Plan, Existing Drawings (DWG01, DWG02, DWG03, DWG04, DWG05, DWG06, DWG06), Proposed Drawings (DWG08, DWG09, DWG10 Rev B, ELE03A)

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 demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
  - iii. full details of planting species and density

The living roofs 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 CC2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission:

The proposed rear extension would be 4.2m (L) x 3m (W) x 2.6m (H). It would be of a single storey in height on a four-storey building and occupy slightly over half of the width of the rear façade. As such, the extension would be subservient in scale and massing to the host building. A sizable and regular-shaped external amenity space (9.9 sq. m.) would be retained. While the footprint of the extension would occupy slightly over half of the rear yard, the addition of a green roof would reduce the visual impact of the extension from the upper levels of neighbouring properties. Furthermore, the shape and dimensions of the existing garden are such that a reduction in the footprint of the extension would not lead to an addition of meaningfully usable external space.

The proposed use of white painted render would be unobtrusive and not compete with the host building. The use of timber-framed windows sash windows and part-glazed doors of a traditional style would be sympathetic to the context and appropriate for the conservation area. The addition of a shallow roof lantern would be a sympathetic addition which would complement the design.

The extension would be located in an enclosed rear yard. It would be lower in

height than the rear wall and only approximately 0.6m higher than the boundary to neighbouring properties either side. As such, any impact on sunlight/daylight (to No. 22) and privacy (to No. 20) are considered to be well within acceptable limits. No other aspect of the proposed development would generate significant negative impacts in terms of noise, artificial light pollution, overshadowing or privacy.

No objections have been received. The site's planning history was also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016, the Charlotte Street Conservation Area appraisal and management strategy 2008, and the National Planning Policy Framework 2012.

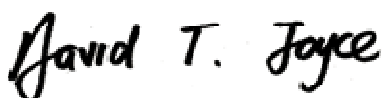
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 3 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).

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 Joyce  
Director of Regeneration and Planning