

Application ref: 2018/1634/P  
Contact: Josh Lawlor  
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Date: 30 August 2018

**Development Management**  
Regeneration and Planning  
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White Table  
81 Harbour Street  
Whitstable  
CT5 1AE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**Upper Park Lodge  
10 Upper Park Road  
London  
NW3 2UP**

Proposal:

Erection of lower ground floor and ground floor extensions to rear of dwellinghouse (C3)

Drawing Nos: 232\_P/05\_C, 232\_P/07\_D, 232\_P/08\_C, 232\_P/10\_C, 232\_P/04\_B,  
232\_P/06\_B, 232\_P/09\_C

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 policy 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 [232\_P/05\_C, 232\_P/07\_D, 232\_P/08\_C, 232\_P/10\_C, 232\_P/04\_B, 232\_P/06\_B, 232\_P/09\_C]

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 side elevation 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
  - 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is an existing, recently constructed two storey single dwelling house that appears as a side extension to 10 Upper Park Road. The proposed lower ground floor and ground floor rear extensions are subordinate in scale to 10 Upper Park Road. The setting back of the two extensions from the neighbouring building line preserves the legibility of the building and provides differentiation between the proposed extension and the adjacent dwelling. The extensions would not be visible in public views and only in limited private views. The extension would take a similar form to works carried out at no.6 Upper Park Road and it is noted that a two storey side extension has recently been approved at neighbouring 8 Upper Park Road (ref. 2016/0827/P). The proposed extensions would therefore not disrupt the pattern of rear development and are considered to preserve the character and appearance of the host building and conservation area.

The simple modern design is appropriate for the conservation area and a white rendered finish would reflect the use of render elsewhere in the vicinity. The

use of aluminium framed glazed sliding doors does at lower ground floor is acceptable. A green roof is proposed on the lower ground floor rear extension which is welcomed in both design and sustainability terms.

The quality of outlook from a window on the side elevation of no.8 Upper Park Road would be reduced slightly; however it is considered acceptable in this instance as it is a second window to a kitchen. Overall due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers.

No objections were received prior to making this decision although one comment was received from the Parkhill CAAC which requested the ground floor extension be inset by one metre. The ground floor extension is set in by 500mm which is considered sufficient to break up the bulk.

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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

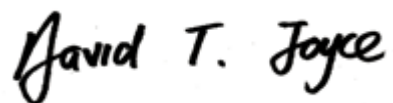
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Director of Regeneration and Planning