

Application ref: 2018/3570/P  
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Date: 20 December 2018

**Development Management**  
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William Tozer Associates  
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London  
EC1N 8JY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**108 Torriano Avenue**  
**London**  
**NW5 2SD**

Proposal: Erection of ground floor rear extension with roof terrace and screening above to replace existing rear addition, and erection of first floor rear closet wing to replace existing wider one, plus elevational changes to rear

Drawing Nos: A/01/001A, 101A, 102A, 103A, 104A; A/02/101G, 102I, 103C, 104L, 105, 106E, 501A, 502B

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 D1 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 - A/01/001A, 101A, 102A, 103A, 104A; A/02/101G, 102I, 103C, 104L, 105, 106E, 501A, 502B

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

- 4 The use of the roof as a terrace shall not commence until the privacy screen adjoining no.106 Torriano Avenue and the terrace balustrade adjoining the rear bathroom, as shown on the approved drawings, have been constructed. The screen and balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The small area of roof adjoining no.110 Torriano Avenue, as shown in blue on the roof terrace plan ref no 102I hereby approved, shall not be used as an amenity terrace and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission-

The proposed full width rear extension is considered to be a subordinate addition to the main house. It adds approximately an extra metre to the existing conservatory's projection so that it will match the depth and full width of the adjoining extensions at nos.106 and 110 Torriano Avenue. Although the new extension at 3.5m height will be higher and bulkier than these adjoining ones, as well as the existing rear conservatory at the application site, this is because the existing conservatories have sloping glazed roofs and because the new extension is designed to match the existing internal floor to ceiling levels of the main house. The simple design idiom, using rendered and timber clad walls and a fully glazed opening, is appropriate in this context of a variety of rear elevation treatments. The timber balustrade for the roof terrace has been designed to be lightweight in appearance to reduce the impression of bulk, and it blends in with the contemporary design idiom and the traditional materials of the adjoining terrace screen,

It is considered that the new extension with screening is acceptable in terms of size, bulk and design and will not harm the appearance of the host property or the character of this row of houses. It will not be visible from the public highway of adjoining Charlton Kings Road. The reduction in width of the existing 1st floor closet wing and changes to the rear staircase window are acceptable in design terms.

The roof terrace has been revised so that no access is possible to the section of flat roof outside the bathroom and thus no additional views are possible to windows or private patio areas of no.110. Such access will be restricted by condition. Also as the new roof terrace will be higher than the adjoining one at no.106, any additional direct overlooking onto this neighbouring terrace as well as its 1st floor habitable room window will be prevented by a privacy screen along the side, to be secured by condition. As the extension will match the depth of adjoining rear extensions and high garden boundary walls, there will be no harm to light and outlook to neighbours.

Two objections have been received prior to making this decision. These and 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 A1 and D1 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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