

Application ref: 2018/5346/P  
Contact: Josh Lawlor  
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Date: 10 January 2019

**Development Management**  
Regeneration and Planning  
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William Russell Architects Ltd  
1a Highgate Business Centre  
33 Greenwood Place  
London  
NW5 1LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**14 Rochester Road**  
**London**  
**NW1 9JH**

Proposal:

External alterations including erection of single storey side extension at lower ground floor level and part single storey, part two storey rear extension at lower and upper ground floor level.

Drawing Nos: 00-02 (Site Plan), 00-01 (Site Location Plan), Screening and scoping report (ref: J13839) produced by ST Consult dated 1/11/2018, Proposed: 01-42, 01-41, 01-40, 01-32, 01-31, 01-30, 01-13, 01-12, 01-11, 01-10, Existing: 00-43, 00-42, 00-41, 00-40, 00-32, 00-31, 00-30, 00-13, 00-12, 00-11, 00-10, Heritage Statement, Design and Access Statement

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 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 [00-02 (Site Plan), 00-01 (Site Location Plan), Screening and scoping report (ref: J13839) produced by ST Consult dated 1/11/2018, Proposed: 01-42, 01-41, 01-40, 01-32, 01-31, 01-30, 01-13, 01-12, 01-11, 01-10, Existing: 00-43, 00-42, 00-41, 00-40, 00-32, 00-31, 00-30, 00-13, 00-12, 00-11, 00-10, Heritage Statement, Design and Access Statement]

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
- 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The site is a two-storey with lower ground floor semi-detached villa in use as a single family dwelling-house. The building is of mid-19th century design (Regency) with stucco-render at lower ground and stock brick above. The building has two rear extensions, including a two storey extension with staircase leading to the garden. There are wooden supporting beams for a lean-to side extension. The rear garden is set above the internal lower ground floor level and there is a step up to the rear garden. The site is located within the Rochester Conservation area.

The proposed side extension and part single, part two storey rear extensions are considered acceptable as they would help to rationalise the appearance of

the existing extensions to the rear of the site. The single storey rear extension would have a similar height and depth to the existing half-width single storey extension to the northern side of the property. The extension would have glazed sliding doors which would provide a lightweight appearance.

Lean to side extensions are a common feature of this terrace, the proposed side extension would be set back from the rear extension, and also set lower than the rear extension, which will reduce its overall bulk and massing. The side and rear extensions would have flat sedum roofs, a condition is attached requiring details of the green roof to be submitted. The reconfigured extension at first floor level would be similar in scale to the existing conservatory extension at this level and would allow head room for a new stair way, and is considered acceptable in terms of its size, design and fabric. Overall the proposed extensions would appear secondary to the existing building and would not cause harm to its original character and proportions or the character of the surrounding conservation area.

The height of the proposed side extension would match the height of the neighbouring boundary wall with No.13 whilst the height of the proposed rear extension would be set lower than the existing rear extension at the site, which extends along the boundary of No.15. Similarly, the proposed upper floor extension would have a reduced depth of 1.2m, compared with the existing depth of 2.1m. Therefore, the proposed alterations are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The scoping and screening report submitted with the application has been reviewed by the council's independent auditor Campbell Reith, who have confirmed that the excavation would not harm the structural stability of the host building or neighbouring properties. A full basement impact assessment is therefore not required.

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.

One objection was received and duly considered prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC2, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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).

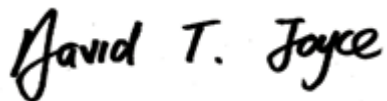
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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

David Joyce  
Director of Regeneration and Planning