

Application ref: 2018/0191/P
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Date: 8 February 2019

Development Management
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Sidell Architects
Vineyards
36 Gloucester Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Lodge
Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

Proposal:

First floor extension over existing double garage and single storey link to main dwelling at ground floor.

Drawing Nos: PL-20 B, PL-18 B, PL-17 B, PL-16 B, PL-14 A, PL-12 A, PL-11 A, PL-01, PL-19, PL-15, PL-08, PL-05, PL-07, PL-06, PL-10, PL-04, PL-09, PL-02, PL-03, Design and Access Statement, Heritage 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 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 PL-20 B, PL-18 B, PL-17 B, PL-16 B, PL-14 A, PL-12 A, PL-11 A, PL-01, PL-19, PL-15, PL-08, PL-05, PL-07, PL-06, PL-10, PL-04, PL-09, PL-02, PL-03.

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

- 4 The outbuilding hereby approved shall remain ancillary to the use of the main property (The Lodge, NW1 8TR) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason:

In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill) and details of finish;

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site), to include: render and hardwood slatted rainscreens.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission

The proposed first floor extension to the existing detached garage building is considered to be secondary to the host dwelling and appropriate in respect of scale, siting, materials and design. The first floor extension would be used for an open plan studio space with living accommodation ancillary to the main dwelling. The simple modern design is appropriate for the conservation area

and also reflects the contemporary architecture of a similar scale in the locality. The outbuilding would be read as a contemporary addition to the site and clearly subordinate in scale and function to the Listed complex. The proposed materials include light render, metal window frames and hardwood slatted rainscreens. The contemporary materials would be sympathetic to, while contrasting with, the listed host building and are considered appropriate.

In response to objections from the conservation officer, the proposal was revised during the course of the application to change the pitched roof form to a flat roof similar to the scheme previously approved.

The courtyard development would be concealed by the boundary walls and gates and would therefore not impact upon the appearance of the street scene. The lightweight appearance of the link would ensure that the openness between the two buildings is preserved. A small area of open courtyard is to be retained as amenity space, which is acceptable given the constraints of the site.

Given the scale and siting of the proposed development, it would not result in a loss of light to neighbouring residents, nor would the proposal harm the outlook enjoyed by neighbouring residents. The development would not overlook the private garden area of any adjoining residence, and would not result in any loss of privacy.

No trees are proposed to be removed in order to facilitate development. There are some small trees and vegetation on a verge on neighbouring land that have the potential to be adversely affected through secondary site activity, but not from the construction stage as the wall nearest the verge is to be retained and will act as a form of tree protection. Tree protection fencing is recommended on two sides of the triangular shaped verge and an informative has been added to the decision notice.

The loss of a single garage space is not contrary to the Council's transport policies. A construction management plan is not necessary for a development of this scale and a highways contribution as construction is unlikely to damage the public highway.

The CAAC has made a number of requests in respect of the proposal, which have been given consideration in the determination of this application. The planning history of the site has been taken into account. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 same Act.

The proposed development is in general accordance with policies D1, D2 and A1 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.

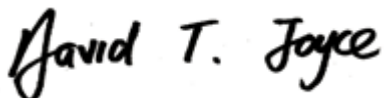
- 2 You are advised that the trees on the verge neighbouring the application site could be adversely affected by secondary site activity and should be protected in line with BS5837:2012 - "Trees in relation to design, demolition and construction". The council does not own or manage the verge; the owner's permission should be sought before installing tree protection fencing within it.
- 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).
- 4 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



David Joyce
Director of Regeneration and Planning