

Application ref: 2018/3477/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 2 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Hart-Baskerville Architects Limited
76 Denmark Road
Wimbledon
London
SW19 4PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
26 Iverson Road
London
NW6 2HE

Proposal: Erection of single storey rear extension
Drawing Nos: P101 Rev C, OS Location Plan, P801 Rev A.

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: P101 Rev C, OS Location Plan, P801 Rev A.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 In the absence of express planning permission, the roof of the extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

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.

Informative(s):

- 1 Reasons for granting permission.

The terrace is varied in its design and character with closet wings and rear extensions generally large in scale with little uniformity in design or form. Both neighbouring properties to the application site feature particularly large closet wings. The design of the existing extension is not of any particular merit and no objection is raised to its replacement. The host property is four storeys in height, and the proposed rear single storey extension to the garden flat would appear as a subordinate addition to the building. By virtue of its materials and unornamented design, the rear extension is considered to remain visually sympathetic to the character and appearance of the host property.

The application property is not listed or situated within a conservation area, and

the rear of the terrace is only publicly visible from the railway line that abuts the rear boundary. Due to the context of the terrace as well as the lack of public views and limited private views afforded to the rear of the site at ground floor level, the proposed extension is not considered to have an adverse impact on the locality. The existing closet wing would be retained with the new extension a clear addition. The extension would align with the length of the existing closet wing of No. 28.

The proposed extension would be lower on the boundary with No. 28, to ensure the extension would not have an overbearing impact on the side-facing habitable windows of the adjoining flat. The adjoining garden of No. 24 is a side return that contains a brick storage structure and a timber shed, and as such, this area is not primary amenity space. The replacement extension will therefore have limited impact on the amenity of this property. The extension includes two areas of roof lights, but these are limited in size and are not likely to cause significant light spill to the windows above.

Due to its design, context, the height of the existing rear boundary treatment as well as the south-facing orientation of the gardens, the proposed rear extension is not considered to cause harm to the amenities of any adjoining occupier in terms of outlook, light, sense of enclosure or noise and disturbance. In order to ensure that the development does not lead to a loss of privacy to any neighbouring occupier, a condition is included that the roof of the extension shall not be used as a terrace.

Building works associated with the development could affect the mature tree within the rear garden, and therefore a condition is included for details of tree protection to be secured prior to the development. Although the extension has a relatively large footprint, it projects the same depth as adjoining properties and it is considered that a sufficient area of garden will remain, including the mature tree.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received from the freeholders of 26B and 26C Iverson Road on the basis of: the proximity of the extension to mature tree; light disturbance to first floor bedroom window from roof lights; scale of extension will erode legibility of original footprint and cover significant proportion of the garden; impact on neighbour amenity; out of keeping with scale and character of the building. These issues have been taken into account when coming to this decision.

The proposed development is in general accordance with policies D1 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 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

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, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer