

Application ref: 2019/1895/P
Contact: John Diver
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Date: 31 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Murray John Architects Ltd.
Brunswick House
30 Wandsworth Road
London
SW8 2LG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
38 Allcroft Road
London
NW5 4NE

Proposal:

Erection of a single storey side and rear infill extension following demolition of existing, and replacement of a ground floor side window

Drawing Nos: (Prefix: 791_) 01, 02 Rev A, 03 Rev B, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09, 10, 11. Design and Access Statement dated 09.04.19

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: (Prefix: 791_) 01, 02 Rev A, 03 Rev B, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09, 10, 11. Design and Access Statement dated 09.04.19

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

- 4 Prior to first occupation of the 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:

A) a scheme of maintenance

B) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used (or confirmation that construction will remain in line with approved drawing 791/11)

C) 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.

- 5 The flat roof of the rear extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The area of the combined extensions would equate to less than 50% of the original footprint of the dwelling (c.53sqm), however, cumulatively they would occupy the majority of the original rear garden area. Generally, this would be objectionable. In this instance however, it is noted that the garden offers limited amenity value, being a confined and predominantly hard surfaced. Whereas rear gardens to properties further South remain open and verdant, the street

turns more commercial in character towards its northern end where rear gardens are smaller (due to the converging street pattern), more enclosed and feature numerous infill extensions. As such the level of infilling to the rear garden would not, in this instance, result in harm to the character and appearance of the host property or terrace. In terms of scale, the proposed extensions are of appropriate heights and, in light of the above, would be considered to remain subordinate to the host property.

In terms of detailed design, the articulation of the extensions in two parts would maintain the visual distinction between the original rear closet wing and courtyard garden. The lean to extension would be differentiated from the original rear elevation via the retention of a courtyard which would allow for the original rear fenestration to be maintained. The installation of a green roof to the second element would be supported given the further loss of garden area. A condition is suggested for full details to be secured. The materials proposed would be high quality and robust. The proposed replacement windows are sympathetically designed to match the original dwelling.

Given the siting of the extensions, their orientation, scale and the relative ground levels; the proposed works would not result in any harmful loss of natural light or outlook to any neighbouring resident. In order to ensure that existing privacy is persevered, a condition is recommended that the green roof is not used as a terrace. Given the minor scale of works proposed a construction management plan would not be required in this instance. Subject to this condition the works are not considered to result in detrimental harm to any neighbouring resident.

The site's planning history was taken into account. No objections were received following a process of public consultation. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West Kentish Town 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.

As such, the proposed development is in general accordance with policies G1, D1, D2, A1, A2, A3, A4, T1 and T2 of the London Borough of Camden Local Plan (2017). The development also accords the London Plan 2016 and the NPPF 2019.

- 2 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer