

Application ref: 2019/1786/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 31 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Neil Kahawatte Architects
Unit 310
4 Fortess Road
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NW5 2ES
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**88 A Savernake Road
London
NW3 2JR**

Proposal:

Variation of condition 3 (approved drawings) and removal of condition 4 (green roof), 2017/5272/P (dated 04/04/2017) for Erection of single storey side/ rear extension to ground floor flat (C3), namely to replace green roof with a gravel roof

Drawing Nos:

Superseded drawing: A002 (Rev A)

Revised drawing: A002 (Rev C)

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 the original planning permission ref. 2017/5272/P granted on 04/04/2017.

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 four rooflights on the sloping roof element of the rear extension hereby approved shall be obscure glazed and shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To prevent unacceptable levels of light spillage to the flat above in accordance with the requirements of A1 of the Camden Local Plan 2017.

- 4 For the purposes of this decision, condition no.2 of planning permission 2017/5272/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: E001; E002; E003; E004; E005; E006; E007; E008; E009 (Site Location Plan); A001; A002 (Rev C); A003 (Rev A); A004; A006 (Rev A); A007 (Rev A); A008 (Rev A)

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

Informative(s):

- 1 Reasons for granting

The proposal seeks to replace the consented green roof with a pebble roof. The applicant's reasoning for the loss of green roof is that the northern orientation of the extension means it receives little sunlight therefore limiting the ability of the sedum roof to survive.

The total area of green roof was relatively small compared to the area of the total roof due to the number of roof lights. Whilst a condition was placed on the previous permission requiring details of the green roof prior to commencement of development, this is to ensure that any green roof was designed and maintained appropriately rather than a reflection of its importance to the acceptability of the wider proposal. The replacement pebble roof would not significantly worsen visual amenity from surrounding windows and would still provide a sustainable drainage solution that is proportionate to the development.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two objections have been received prior to making this decision which have been duly addressed in a separate consultation summary. 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 G1, CC1, CC2, CC3, D1, D2, A1 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.

- 4 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).

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer