

Application ref: 2018/4874/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 7 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Hut Architecture  
Studio 408, 134-146 Curtain Road  
London  
EC2A 3AR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4**  
**Temple Heath Lodge**  
**33 Templewood Avenue**  
**London**  
**NW3 7UY**

Proposal:

Removal of existing extension at roof level and replacement with roof extension.  
Drawing Nos: E001, P003, E012, E013, E030, E031, E032, E033, E040, E041,  
P012\_Rev.E, P013\_Rev.B, P030\_Rev.D, P031\_Rev.E, P032\_Rev.A, P033\_Rev.D,  
P034\_Rev.B, P040\_Rev.A, P041\_Rev.B & P052\_Rev.E.

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: E001, P003, E012, E013, E030, E031, E032, E033, E040, E041, P012\_Rev.E, P013\_Rev.B, P030\_Rev.D, P031\_Rev.E, P032\_Rev.A, P033\_Rev.D, P034\_Rev.B, P040\_Rev.A, P041\_Rev.B & P052\_Rev.E.

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

- 4 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) 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).

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

### 3 Reasons for granting permission.

The application site is a two storey (plus basement and roof additions) block of flats, located within the Redington Froggnal Conservation Area. The building is brick built and of a modern design with large glazed roof addition. It is not noted as a positive contributor within the conservation area statement. To the north, no.9 West Heath Road (and attached swimming pool) are Grade II listed (approximately 16m away at the closest point).

The application proposes the replacement of the existing conservatory style roof extension with a more solid structure of a similar form. The addition would have a zinc roof and white aluminium framed windows.

It is noted that the application site covers only part of the roof of the larger building, which currently has a glazed roof extension covering the entirety of the roof. As such, the proposal here would alter only part of this larger roof extension. Concern was raised during the course of the application that this could result in an incongruous appearance to the roof form when viewed from ground level, as the building (and roof extensions) are read as one larger form. However, it is acknowledged that the design of the proposal has been amended since the original submission, and is considered to be sensitive to the remaining extension. The fenestration has a fine detail (similar to the existing) with the overall dimensions of the extension remaining unchanged. The proposal has a high quality finish and is considered to be an improvement on the existing situation. Whilst the proposal would be entirely visible within public and private views from the conservation area, it is considered to be a positive contribution to the building compared to the existing situation. It is noted that whilst the property is close to a Grade II listed building at no. 9 West Heath Road, the proposal would not impact upon its setting.

The proposal is considered to be of a sensitive design and high quality finish, appropriate to its siting within a conservation area and visibility from the public realm. Details of the material finish shall be required by condition to ensure a satisfactory appearance. The proposal is an improvement on the existing situation, whilst maintaining the same dimensions as the existing, and causes no harm to the character and appearance of the property, nor to the historic interest of the conservation area.

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 conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given that the proposal has the same dimensions as the existing arrangement, it is considered not to result in harm to neighbouring properties in terms of daylight/sunlight, outlook, noise or overlooking. Whilst there is the potential for light overspill as a result of the largely glazed nature of the proposal, it is acknowledged that the current arrangement has more glazing than that proposed. As such, the proposal is considered not to result in undue harm to neighbouring amenity.

No comments were received following public consultation on the scheme. Whilst the CAAC initially raised concerns, following the receipt of amended plans, they only raised concerns r.e. the possible reflective nature of aluminium frames. The agent has confirmed these would not be reflective, and in any event details shall be required by condition. As such, these concerns have been addressed. The site's planning history was taken into account when coming to this decision.

Given the above assessment, the proposed development is in general accordance with policies A1, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

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 rectangular background.

Daniel Pope  
Chief Planning Officer