

Application ref: 2019/1295/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 11 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brooks Murray Architects
The Arts Building, Morris Place
Unit 1, Second Floor
London
N4 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**11 Princess Road
London
NW1 8JR**

Proposal: Erection of single storey rear extension following demolition of conservatory and toilet block. Alterations to rear boundary wall.

Drawing Nos: 1231.000.R1; 1231.001; 1231.010; 1231.011; 1231.012; 1231.020; 1231.021; 1231.030; 1231.100; 1231.101.R1; 1231.102; 1231.200.R2; 1231.201.R2; 1231.300.R2; ST Wildflower Plug System by Icopal; Icopal roofing specification dated 16/5/19 and Arboricultural and Planning Impact Assessment Report by Ashmore dated 4/3/19.

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 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:

1231.000.R1; 1231.001; 1231.010; 1231.011; 1231.012; 1231.020; 1231.021; 1231.030; 1231.100; 1231.101.R1; 1231.102; 1231.200.R2; 1231.201.R2; 1231.300.R2; ST Wildflower Plug System by Icopal; Icopal roofing specification dated 16/5/19 and Arboricultural and Planning Impact Assessment Report by Ashmore dated 4/3/19.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The living roof shall indicated on the roof plan 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.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 4th March 2019 ref. ASH/PEW/AIA/0304:19 by Ashmore Arboricultural Services Limited. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan.

Informative(s):

1 Reasons for granting permission:

A rear extension measuring 8.5m wide, 3.5m in depth and height of 3.9m with a green roof is proposed following the demolition of the existing conservatory and toilet block. The extension will be brick to match the existing and a suitable reclaimed brick sample was provided. Timber folding doors are proposed on the full width of the elevation. The scale, siting and design of the replacement extension is more modest than the previously refused proposal. It is considered that this replacement extension will retain a larger proportion of the existing pub than the previously refused application and will help improve the viability of the pub in compliance with Policy C4. The proposal would appear as a subordinate addition in relation to the host property.

The extension will be visible from Kingstown Street, however given its small scale, use of traditional materials and set back from the street it is not considered to detract from the character and appearance of the host property, streetscene or wider Primrose Hill Conservation Area. The Council's Conservation Officer has raised no objection to the scale or detailed design of the proposal.

An additional 0.3m high timber planted screen will be erected on the rear boundary wall to provide some soft screening of the extension. This element is considered acceptable given its marginal increase and contribution to soft landscaping.

Given its siting and modest scale, the proposed replacement extension and alterations to the rear boundary are not considered to give rise to amenity concerns in terms of loss of light, privacy, overlooking or additional noise to an extent that would warrant a reason for refusal.

An arboricultural report and details of the green roof were submitted and assessed by the Council's Tree officer who found them to be satisfactory. No trees are proposed for removal in order to implement the scheme. The tree protection details are considered sufficient to demonstrate that the trees to be retained both on and off site will be adequately protected in line with BS5837:2012. Conditions have been attached requiring tree protection fencing and compliance of the green roof.

One objection was received prior to making this decision and it was duly taken into consideration. Primrose CAAC raised support for this application but made a comment about step free access. Given that step free access is available through the side garden entrance and the previous concerns about loss of garden space in previous applications, in this instance a ramp would not be required. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1,C4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer