

Application ref: 2019/0116/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 2 August 2019

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

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Cullen Planning Ltd
84 Anyards Road Cobham KT11 2LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
126 Boundary Road
London
NW8 0RH

Proposal:

Erection of single storey rear extension at ground floor level and erection of roof extension to create 39sqm additional (Use Class) D1 floorspace. Formation of front facing roof terrace at third floor level, and replacement of existing uPVC window frames with timber
Drawing Nos: (All prefixed 18491:) - PA - 001, _PA_ 002, PA - 003, _PA_B_010 Rev B, _PA_B_011 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 this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Before the relevant part of the work is begun, details, 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (All prefixed 18491:) - PA - 001, _PA_ 002, PA - 003, _PA_B_010 Rev B, _PA_B_011 Rev C

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

- 4 The flat roofed area of the rear extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The existing building is in lawful D1 use and no change of use is proposed as part of this application. The works would facilitate the conversion of the former language school (Use Class D1) into a medical clinic (Use Class D1). As the two uses remain in the same use class, planning permission is not required for such a change.

The original roof form of no. 26 has been previously altered, to remove the butterfly form and create a flat roof structure. The proposed roof extension would sit above the existing flat roof level, creating a flat topped mansard, set back from the frontage at a sufficient depth to inhibit visibility to the street in front. The proposal would retain the existing butterfly parapet to the rear, which forms a significant character component of the building and the adjoining terrace. Given the existence of other similar mansard developments within the terrace, the development would not break an unbroken roofline and would be considered to be providing a feature that already exists in the prevailing pattern of development.

The single storey rear extension would infill a small lightwell area, replacing the existing rear extensions which do not make a positive contribution to the host building. The rear areas of other properties along Boundary Road have been altered and infilled at ground floor level to varying extents. The extension would

not rise above the existing rear boundary wall, with the existing opening infilled with hit and miss brickwork to retain a window to the rear. Due to its siting at the rear, together with the high level rear boundary wall, the extension would not be visually prominent within the surrounding area.

The proposed replacement of the existing uPVC window frames with timber sash types would enhance the building's traditional character. The proposed facing materials are considered appropriate in this context and full details are secured by planning condition for approval by the local planning authority.

Overall the proposals would preserve that character and appearance of the conservation area.

The proposed extensions, by reason of their scale and siting would not result any significant impact to neighbouring amenity. The proposed rear facing window at ground floor level would be obscure glazed (and behind hit and miss brickwork) to prevent additional loss of privacy to occupiers to the rear.

Front roof terraces are relatively characteristic of the adjoining terrace, being present on at least four other properties. The roof terrace is relatively limited in scale measuring 2.1m deep by 5m wide and is sited around 20m from the closest front facing windows on the opposite site of Boundary Road. Given the scale, siting and surrounding character it would not be considered to result in significant impact on neighbouring occupants.

There have been two objections to the proposed development. The reasons for objection have been considered and would not form a material planning matter given no change of use beyond the lawful D1 use is being proposed.

The Council's Transport Planning team has been consulted on the proposals and given the scale of development at the site, a Construction Management Plan with associated monitoring fee would be required for approval by the local planning authority, secured by legal agreement. All redevelopment, including extensions to buildings involving a new occupier are required to be car free and this requirement would additionally be secured by legal agreement.

2 Reasons for granting continued....

The planning history of the site and surrounding area were taken into account.

Special regard has been attached to the desirability of preserving or enhancing 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 in general accordance with policies A1, D1, D2 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

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 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.
- 5 It is possible that asbestos containing materials (ACMs) have been used in construction and/or maintenance of the building. If an up-to-date asbestos register is not available, then it is recommended that an asbestos survey is undertaken, so that any ACMs present can be managed accordingly to protect occupiers/construction/demolition workers
- 6 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.
- 7 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 positioned above the typed name.

Daniel Pope
Chief Planning Officer

