

Application ref: 2019/3029/P  
Contact: Rachel English  
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Date: 14 August 2019

**Development Management**  
Regeneration and Planning  
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Mr Martin Jeffery  
7B  
St Ann's Gardens  
London  
NW5 4ER

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**7B St Ann's Gardens  
London  
NW5 4ER**

Proposal:

Erection of single storey rear extension to an existing ground floor & lower ground floor maisonette and conversion of rear door to window.

Drawing Nos: Site location plan, (PL-XX-DR-) 0010revP2, 0015revP1, 0020revP2, 0025revP2.

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 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:

Site location plan, (PL-XX-DR-) 0010revP2, 0015revP1, 0020revP2, 0025revP2.

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

- 4 Prior to commencement of 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:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full 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 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof shall not be used as a terrace and access shall be for maintenance only.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be single storey and be less than 300mm higher than the existing boundary fence with number 8 St Ann's Gardens. It would be at the same depth as existing single storey rear extensions on this side of the terrace. Whilst a full width extension would not normally be considered acceptable, the lowered height and fact that this is an end of terrace property outside of a Conservation Area makes the full width extension acceptable in this instance. There would be sufficient garden remaining and the proposed materials would match the existing house. The proposed conversion of a door to a window is acceptable in design terms. Further details of the proposed green roof are requested via condition.

As the proposed extension would only be marginally higher than the boundary wall, it would not have any impact on the amenity of nearby occupiers. A condition is added to ensure that the flat roof is not used as a terrace, in order to prevent a loss of privacy.

No comments have been received following statutory consultation. The planning history of the site has been taken into account.

The proposed development is in general accordance with policies G1, CC1, CC2, CC3, A1, A3 and D1 of the London Borough of Camden Local Plan 2017 and the policies contained within the London Plan 2016 and NPPF 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.

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