

Application ref: 2019/3095/P  
Contact: Joshua Ogunleye  
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Date: 10 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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22 Redfern Road  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1 Ground Floor Left**  
**144 Broadhurst Gardens**  
**London**  
**NW6 3BH**

Proposal:

The erection of a single storey rear extension and refurbishment and installation of double glazing to front ground floor window.

Drawing Nos: 190530/01, 190530/02, 190530/03, 190530/04, 190530/08 Rev A, 190530/09 Rev A, 190530/10 Rev A, 190530/11, 190530/12, 190530/13 (received 15th June 2019), 190530/05 Rev D, 190530/06 Rev B (received 21st August 2019).

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 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 190530/01, 190530/02, 190530/03, 190530/04, 190530/08 Rev A, 190530/09 Rev A, 190530/10 Rev A, 190530/11, 190530/12, 190530/13 (received 15th June 2019), 190530/05 Rev D, 190530/06 Rev B (received 21st August 2019).

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

- 4 The flat roof of the single storey ground floor rear extension hereby approved shall not be used as external amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would wrap around the host property's three storey rear projection at ground floor level. The extension would retain a 1.5m set back from the main rear wall creating a courtyard. The extension would have a maximum depth of 5.2m and a maximum width of 6.5m. The proposed extension would comprise a flat roof design at a height of 3m along the boundary with Flat 2 No.144 and No.146. It would be built with bricks matching existing and incorporate large panels of glazing which contributes to soften its visual bulk.

Officers consider the proposed extension would appear as a contemporary addition within the context of the host property's rear garden area. Furthermore, it would have a similar scale and bulk to a previously approved extension at No.142 (2015/0778/P- Granted in 2015) although it is not yet built. Therefore officers consider the proposed extension would be acceptable within this location.

The front elevation window would be repaired and double glazing installed, to match the existing window. As such, the proposals would preserve the character and appearance of the existing building and conservation area.

The proposed extension would sit within a northerly facing rear garden and be flanked by an existing high boundary wall along its boundary with Flat 2 No.144 and No.146. The proposed extension would have a depth and height of 3m along its boundary with Flat 2. Where the proposed extension would have a

depth of 5.2m with a height of 3m along its boundary with No.146 officers note that much of the existing height has already been established by an existing brick built wall with a depth of 5m.

Given its orientation and position within the rear garden area, officers do not consider the proposed extension would give rise to adverse loss of light or overshadowing impact on the property at Flat 2, No.144 and No.146 as a result of its orientation within the rear garden area.

Despite its depth and height officers consider the proposed extension massing and scale would appear proportionate within its context as a result of its setting down within the rear garden area at lower ground level, and it would not result in a harmful increase in sense of enclosure or adverse overbearing impact.

Officers note that the proposed rear extension's rear elevation doors would overlook the host property's rear garden and the proposed side elevation door would face an existing tall boundary wall with No.146. Therefore, it is not considered that the proposed extension would result in unacceptable overlooking impact.

One comment was received from a neighbouring resident following statutory consultation, which has been addressed in the attached consultation summary. The site's planning history was taken into account when determining this application.

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.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions 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 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.

- 4 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.

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