

Application ref: 2019/2373/P
Contact: Emily Whittredge
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Date: 8 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Nigel Bird Architects
Henry Wood House
2 Riding House Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Garden Flat
35 Priory Terrace
London
NW6 4DG

Proposal:

Erection of a single storey rear extension.

Drawing Nos: 1624.100, 1624.300, 1624.110, 1624.111, 1624.340, 1624.331,
1624.310, 1624.311, 1624.131, 1624.140, 1624.130, P3314.1.0 Arboricultural Impact
Assessment, 001 revA, 002.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1624.100, 1624.300, 1624.110, 1624.111, 1624.340,

1624.331, 1624.310, 1624.311, 1624.131, 1624.140, 1624.130, P3314.1.0
Arboricultural Impact Assessment, 001 revA, 002..

Reason:

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

- 3 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.

- 4 Prior to the commencement of any works on site, the tree protection measures shown on drawing number 002 shall be implemented and retained for the duration of the works.

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 London Borough of Camden Local Plan 2017.

- 5 The roof of the extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

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 is subordinate in scale and location to the three storey host building, and respects the character and setting of neighbouring buildings. The simple, modern design is appropriate for the conservation area and the white rendered finish would match that of the host building.

The extension will be similar in scale and appearance to the existing extension at the neighbouring property No. 37, and would reunite the pair of buildings. Due to the proposed extension's modest height, length, width and distance from the boundary, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, overbearing or added sense of enclosure. The roof lights are appropriate in size, number and location, and would not result in significant light spill to the windows of other flats.

There are numerous extensions of similar depth further along this side of Priory

Terrace, and the development would not result in harm to the character of the area. The proposed extension is single storey and would not span the full width of the property, and its limited visibility would have an acceptable impact on the character and appearance of the surrounding conservation area.

No trees are proposed to be removed as part of the development. A condition has been attached to the decision to secure tree protection measures during building works.

One objection was received prior to making this decision about light pollution, impact on neighbours, overdevelopment of the site, and harm to the conservation area. One comment was received requesting use of the flat roof as terrace, and use of security measures for upper floor windows during and after construction. The site's planning history and relevant appeal decisions 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and 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



Daniel Pope
Chief Planning Officer