

Application ref: 2019/4277/P  
Contact: Emily Whittredge  
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Date: 29 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Design Solutions  
561 Finchley Road  
London  
NW3 7BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lower Ground Floor Flat**  
**35 Priory Road**  
**London**  
**NW6 4NN**

Proposal:

Erection of single storey rear and side extensions at lower ground floor level, and erection of garden building.

Drawing Nos: 001 Rev 00, 011 Rev 00, 021 Rev 00, 022 Rev 00, 111 Rev 01, 121 Rev 01, 122 Rev 01, 123 Rev 00, Design and Access Statement.

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 001 Rev 00, 011 Rev 00, 021 Rev 00, 022 Rev 00, 111 Rev 01, 121 Rev 01, 122 Rev 01, 123 Rev 00.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be full-width, replicating the extension at No. 37 in scale, and the side infill would also mirror the neighbouring extension. The rear garden would be slightly excavated to enlarge the existing patio behind this. The rear garden would be 1.0m higher than the patio level which would partially obscure the rear extension and reduce its visual impact when viewed from the garden.

The height of the extensions would match that of the extension at No. 37. As such the proposed extension would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building. The design and materials relate well to the host building, and the development is considered preserve the character and appearance of the Priory Road Conservation Area.

Due to the lower ground floor level of the extension, it would not significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The extension includes two roof lights, both of which are modest in size and would be sited over 1.7m from the rear windows, and it is therefore not anticipated that they would have a detrimental impact in terms of light pollution to the upper flat.

The proposed side extension would infill part of the existing passage and would unify the appearance of the neighbouring properties while retaining a visual gap. The proposal is considered to be acceptable in terms of design and will not harm the streetscene or conservation area.

The proposed garden building and associated hardstanding would allow for the retention of a reasonably sized rear garden. The building's scale would be subordinate to the garden and uses natural materials appropriate to the context. The building would not result in a material loss of privacy to surrounding properties.

No objections were received prior to making this decision. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The development 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)

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer