

Application ref: 2019/3112/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 19 December 2019

Development Management
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London Borough of Camden
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Martins Camisuli Architects
Unit1, 2a Oakford road
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NW5 1AH
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**19 Quadrant Grove
London
NW5 4JP**

Proposal:

Erection of part ground and part first floor rear extensions and photovoltaic and solar thermal panels to rear roofslope to dwelling (Class C3)

Drawing Nos: Site location plan, MC/193(01)_01, MC/193(01)_02, MC/193(01)_03, MC/193(01)_04, MC/193(01)_05, MC/193(01)_06, MC/193(02)_01, MC/193(02)_02B, MC/193(02)_03, MC/193(02)_04A (Amended), MC/193(02)_05, MC/193(02)_06A, MC/193(02)_07, MC/193(00)_02, MC/193(05)_01, MC/193(05)_02, MC/193(05)_03, MC/193(05)_04, MC/193(05)_05, MC/193(05)_06.

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, MC/193(01)_01, MC/193(01)_02, MC/193(01)_03, MC/193(01)_04, MC/193(01)_05, MC/193(01)_06, MC/193(02)_01, MC/193(02)_02B (Amended), MC/193(02)_03, MC/193(02)_04A (Amended), MC/193(02)_05, MC/193(02)_06A (Amended), MC/193(02)_07, MC/193(00)_02, MC/193(05)_01, MC/193(05)_02, MC/193(05)_03, MC/193(05)_04, MC/193(05)_05, MC/193(05)_06.

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 and depth of substrate
 - iii. full details of planting species and density

The living roof 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 CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves a single storey staggered rear extension which in part would be full width set slightly (0.80m) further than No.17s (right hand neighbour) rear two storey rear extension. The extension towards the left hand side would be replacing an existing single storey extension and would project the same depth at 5m. The immediate neighbours Nos.17 and 21 both have similar depth and height extensions and therefore the proposed extensions design, depth, materials and scale would not be out of keeping with the current character of the site. The design of the extension is modern and the pitched roofs incorporate skylights which allow light into the extension. The modern design of the extension is considered to be an improvement compared to the existing extension and would enhance the rear elevation of this property.

A first floor rear extension is also proposed which would project 3m to incorporate a new bathroom at first floor level. The extension would have a flat roof featuring a green roof. The first floor extension would be in line with No.17s two storey rear addition and would be half the width of the existing rear elevation with similar matching brick and window openings. The extension would be modest in size and scale and would be in keeping with the surrounding area. The extensions location to the rear of the site would not be seen from the street scene and therefore would not detract from the character and appearance of the street scene.

The green roof would only be visible from the upper floors of the surrounding properties, due to its visual appearance and addition of greenery being introduced, it is considered acceptable.

Overall, the extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

5 Solar panels are also proposed as part of this application to be inserted onto the roof. The existing roof of the house is a flat roof so the solar panels would be placed at a maximum 60 degree angle to benefit for sunlight, this would suggest the panels would rise above the parapet of the roof wall by around 1.1metres. Although these panels would have potential to be viewed from other properties or in long views the benefits of having the solar panels (such as being renewable energy resource, unlimited and sustainable energy, low electricity costs) outweighs the harm of them projecting on the roof therefore they would be considered acceptable.

The proposed single storey rear extension would come in line with No.21s rear extension and not project beyond it, the extension proposes to attach to No.17s rear two storey extension and would project 0.80m further forward. The modest projection and extension is not considered to cause adverse impact to the amenities of neighbouring properties in regards to loss of light or overbearing impacts.

The first floor extension would project 3m further forward than the side boundary with No.21. The agent has submitted additional analysis drawings based on the BRE 'Site layout planning for daylight and sunlight: a guide to good practice'. The drawings show that the first floor extension is in compliance with British Standard 8206, 'Code of Practice for daylight' and reduces available sunlight and daylight by less than the maximum 20% stipulated by the British Standard. The sunpath indicator also suggests that the development will affect the morning daylight until around 10am but after this normal daylight would be received. It is also noted that No.21s first floor rear window that would be adjacent to the proposed first floor extension currently serves a bathroom which is not a habitable room therefore it is not considered the extension would have an adverse impact on the amenities of No.21 in regards to loss of light or overbearing impacts.

- 2 No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

- 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 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.
- 6 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', written in a cursive style.

Daniel Pope
Chief Planning Officer