

Application ref: 2019/6092/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 27 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Archic
14 Holly Grove
London
SE15 5DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground & First Floor Flat
37 Arkwright Road
London
NW3 6BJ

Proposal: Erection of single storey ground floor rear extension

Drawing Nos: 02, 010b, 04, 09, 09, 07, 06, 05, 04, 03, 02, Arboricultural Impact
Assessment and Method Statement ref. M39 dated 12/01/2020

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 [02, 01, 04, 09, 010b, 07, 06, 05, 04, 03, 02, Arboricultural Impact Assessment and Method Statement ref. M39 dated 12/01/2020]

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Impact Assessment and Method Statement ref. M39 dated 12/01/2020. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 Prior to the relevant part of the development taking place on site, 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, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The rear elevations of neighbouring buildings have been altered and extended over time with the construction of rear extensions, mainly one storey in height including substantial adjacent extensions at Flat M, Flat K and Flat J, 37-39 Arkwright Road. The relevant approvals include the extensions at Flat K, 37-39 Arkwright Road ref. 2011/1805/P dated 06/06/2011 for the 'erection of single storey rear extension with green roof and rooflights in connection with existing residential flat (Class C3)' and ref. 2010/4621/P dated 15/11/2010 for the 'construction of single storey rear extension to dwelling (Class C3) and

associated deck'.

The proposal would fill a gap between the neighbouring extensions, and match the height and depth of these existing extensions. The proposed extension is substantial in length. However, it is a single storey extension to a four storey building, and given that its proportions are similar to other extensions that have been approved for adjacent properties, the scale is considered acceptable. The proposed extension would not be visible from the streetscene. Any potential views towards the proposed extension from rear of the site would be highly restricted by existing boundary treatments and planting.

In terms of detailed design, the proposed extension would be made up of simple elements, with brick side walls to match existing, fully glazed rear elevation, rooflights on the flat roof and a green roof. The design of the proposal is in keeping with neighbouring development and is considered to be of an acceptable standard.

It should be noted also that the applicant proposes a green roof along the whole roof of the extension. This is a welcome addition to the proposal as it softens the impact of the extension when viewed from the upper floors of neighbouring properties and encourages biodiversity into the area.

The depth and height of the extension would marry up with neighbouring extensions and therefore would not have an adverse impact on access to light or outlook for neighbouring properties at ground floor. As the proposed extension includes a flat roof (with a green roof top), it is considered that the proposals would not adversely affect the outlook from the flats on the upper floors of the building, and they would continue to have long views of the rear garden and beyond.

The Council's Tree and Landscaping Officer has reviewed the submitted arboricultural report and confirms that trees to be retained would be adequately protected from the development. A condition is attached to require the tree protection measures to be implemented in accordance with the reports method statement.

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 [ERR] 2013.

No objection was received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies D1, D2, A1, G1, CC1, CC2, CC3 and A3 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 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 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