

Application ref: 2019/5863/P
Contact: Alyce Jeffery
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Date: 28 February 2020

Development Management
Regeneration and Planning
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MATA Architects
Unit 114
65 Alfred Road
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W2 5EU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
8 Compayne Gardens
London
NW6 3DH

Proposal: Erection of a single storey rear extension at lower ground floor; and creation of a roof terrace and associated railings above the lower ground rear extension.

Drawing Nos: Basement Impact Assessment Part 1; Basement Impact Assessment Part 2; Basement Impact Assessment Part 3; Design and Access Statement; P001/-; P002/-; P199/-; P200/-; P220/-; P221/-; P230/-; P231/-

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 [P001/-; P002/-; P199/-; P200/-; P220/-; P221/-; P230/-; P231/-]

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact project ref. G018-0007 (prepared by Entuitive dated 8th November 2019) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Category 1.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The applicant proposes a single storey rear extension at lower ground floor which would extend 2.5m in depth from the existing rear elevation, measure 4.2m in width and project 2.7m from lower ground floor level and sit 1.2m above natural ground level. The extension would be constructed with rendered brickwork to the side elevations and glass blocks to the rear elevation, and two rooflights would be installed to provide light into the bedroom below. A roof

terrace would be created above the proposed extension and feature black metal railings. The existing rear window would be replaced with a double door to provide access onto the roof terrace.

The adjoining property at no. 10 Compayne Gardens was granted approval and has implemented a similar lower ground floor and roof terrace development (2010/4512/P), therefore the proposal at no. 8 Compayne Gardens would not appear out of character. The proposed development is considered to be a subordinate addition to the host property and owing to the siting and existing boundary treatment, would not be visible from public views.

The modern design and materials would allow the development to be read as a later addition to the building and given its location at lower ground floor it is not considered to detract from the character and appearance of the host property or wider conservation area. Properties along Compayne Gardens benefit from large gardens, therefore sufficient outdoor amenity space will be retained.

The proposed terrace and lower ground extension, is setback 900mm and 700mm respectively from the side boundary shared with no. 10 Compayne Gardens, and owing to the existing terrace at the adjoining property, together with short projection of the terrace, is not considered not to have a material impact on neighbouring amenity in terms of loss of light, privacy, outlook or create a sense of enclosure. Given the siting and rear elevation of the semidetached pair (extension would be tucked behind the pair of projecting bays), officers do not consider the occupants of no. 6 Compayne Gardens would be impacted by the proposal.

The proposed basement would comply with the technical requirements of policy A5 Basements f-m. A Basement Impact Assessment was submitted in support of the application which has been audited by Campbell Reith.

Consultation summary;

One objection was received on behalf of Stirling Mansions (3 blocks down from subject site) prior to making this decision. The objection was regarding concerns over noise and disturbance as a result of the roof terrace development. Officer's note that the proposed roof terrace would be located approximately 32m from the closest side elevation of the Stirling Mansion block, therefore officers consider that the occupants of Stirling mansions would not be subjected to unreasonable noise and disturbance from the proposed roof terrace at no. 8 Compayne Gardens. Comments regarding dogs being left on roof terraces and roof terraces being for transient tenants are not material planning considerations. A comment was also received from a resident at no. 129 South End Close suggesting the applicant work with the council to relocate any trees or shrubs impacted by the proposal, officers do not consider this a material consideration, however do encourage the applicant to relocate where possible.

The planning history of the site has been taken into account when coming to this decision. The Council's conservation officer has raised no objection. 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 A1, A5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with

- 2 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.

- 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer