

Application ref: 2020/0061/P  
Contact: Ben Farrant  
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Date: 18 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Whiteman Architects  
Carlton House  
19 West Street  
Epsom  
KT18 7RL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**17 Rochester Square  
London  
NW1 9SA**

Proposal:

Erection of a single storey rear extension.

Drawing Nos: OS\_001, OS\_002, EX\_100, EX\_101, EX\_300, EX\_301, EX\_400,  
PR\_100, PR\_101, PR\_300, PR\_301, PR\_400 & Design and Access Statement by  
Whiteman Architects dated January 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: OS\_001, OS\_002, EX\_100, EX\_101, EX\_300, EX\_301, EX\_400, PR\_100, PR\_101, PR\_300, PR\_301, PR\_400 & Design and Access Statement by Whiteman Architects dated January 2020.

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

- 4 Prior to commencement of the relevant part of the 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
  - 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 G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

### 3 Reasons for granting permission.

The application site contains a three storey (with roof additions) semi-detached property within the Camden Square Conservation Area. The property is not a listed building, and there are no listed buildings within the area.

Proposed is the erection of a single storey rear extension with green roof; the existing external staircase would be removed and the rear first floor door replaced with a window.

The proposed addition would be of an acceptable siting, scale and design, having a simple form and being clearly subordinate to the host property. The extension would not result in harm to the character or appearance of the property and, by reason of its siting to the rear of the house at ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials which would continue the finish of the rest of the property. The proposal would not result in harm to the character or appearance of the conservation area.

The green roof is considered to be acceptable in principle, subject to further details required by condition.

The proposed replacement of the first floor rear door with a window is similarly considered to be acceptable and would not cause harm to the character or appearance of the building or surrounding area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given the siting, scale and design of the proposed addition, coupled with the proximity to neighbouring properties, the proposal is considered not to result in harm to surrounding residential amenities.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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