

Application ref: 2019/4218/P
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Date: 11 March 2020

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

75 Torriano Avenue
London
NW5 2SG

Proposal: Erection of mansard roof extension, two storey rear extension at basement and ground floor levels and external alterations, in connection with refurbishment of x2 existing maisonettes.

Drawing Nos: Site Location Plan, 188-PL-01 rev 00, 188-PL-02 rev 01, 188-PL-03 rev 00, 188-PL-04 rev 00, 188-PL-05 rev 00, 188-PL-06 rev 00, 188-PL-10 rev 01, 188-PL-11 rev 01, Design & Access Statement (188-PL-DA_190724A), 188-EX-01 rev 01, 188-EX-02 rev 02, 188-EX-03 rev 01, 188-EX-04 rev 01, 188-EX-05 rev 00, 188-EX-10 rev 01, 188-EX-11 rev 01.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans : Site Location Plan, 188-PL-01 rev 00, 188-PL-02 rev 01, 188-PL-03 rev 00, 188-PL-04 rev 00, 188-PL-05 rev 00, 188-PL-06 rev 00, 188-PL-10 rev 01, 188-PL-11 rev 01, 188-EX-01 rev 01, 188-EX-02 rev 02, 188-EX-03 rev 01, 188-EX-04 rev 01, 188-EX-05 rev 00, 188-EX-10 rev 01, 188-EX-11 rev 01.

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

- 4 The new windows and doors hereby approved shall be timber framed, and the windows shall be sliding sash.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016, and for the avoidance of doubt.

Informative(s):

- 1 Reasons for granting permission.

The proposed development will result in the conversion of two existing 2-bed maisonettes into one 3-bed unit and one 2-bed unit. No new dwellings are proposed to be created and the conversion will provide a mix of unit sizes in accordance with the Local Plan. The sizes of the enlarged units and the internal floor to ceiling height will meet the nationally described space standard and the resulting dwellings will provide a good standard of accommodation for future occupiers.

The application property, with no. 69, "bookends" 71-73 Torriano Avenue with a symmetrical design. The development will replicate the mansard roof extension recently carried out at no. 69, in respect of design, materials and detail, thereby reunifying the appearance of the terrace. The proposed two storey rear extension at basement and ground floor level is sympathetic to the design and appearance of the host building and will appear subordinate in scale and appearance. The extension will replace an inappropriate Juliet balcony at ground floor level, and is not out of keeping with the rest of the terrace, which has previously been extended to the rear.

Minor alterations to the ground floor front elevation will improve the appearance of the building and are welcomed. The opening up of part of the existing front

light well is a minor alteration that will not materially change the appearance of the building. The increase in height to the party wall and chimney stacks in matching materials and detail will be similar to that carried out at no. 69, and will not be harmful to the appearance of the terrace. Overall, the proposed development is considered to be appropriate in terms of its impact on the host building and the character and appearance of the wider area.

By virtue of its scale and location, the development will not result in a loss of privacy or light to neighbouring occupants. The 2m rear extension will be lower than the adjoining extension at the public house and will therefore not be overbearing or provide opportunities for overlooking. The roof extension will not appear overbearing or otherwise impact on residential amenity. The recessed terrace at roof level is appropriately small in scale and set back within the roof form, and will not result in material overlooking of gardens to the rear.

No new units are proposed and as such cycle storage provision within the site and a car-free development would not be required in this instance.

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.

As such, the proposed development is in general accordance with Policies A1, D1, H6, T2, and H7 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposals also accord 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



Daniel Pope
Chief Planning Officer