

Application ref: 2019/1656/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Date: 1 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Fabric Space  
18 Deane House Studios  
27 Greenwood Place  
Kentish Town  
LONDON  
NW5 1LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**11 Briardale Gardens**  
**London**  
**NW3 7PN**

Proposal:

The demolition of an existing ground floor rear extension, the erection of a single storey rear extension, the erection of two dormers on the rear roofslope, the installation of a rooflight and PV panels on the front roofslope, the installation of a replacement timber windows on all elevations, the installation of replacement tiled roof.

Drawing Nos: 1901 FS P050 Rev P0, 1901 FS P051 Rev P0, 1901 FS P053 Rev P0, 1901 FS P054 Rev P0, 1901 FS P502 Rev P0, 101351 (Received 27 March 2019), 1901 FS P100 Rev P1, 1901 FS P101 Rev P1 (Received 13th May 2019), 1901 FS P110 Rev P2, 1901 FS P111 Rev P2, 1901 FS P112 Rev P2 (Received 14th June 2019)

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 1901 FS P050 Rev P0, 1901 FS P051 Rev P0, 1901 FS P053 Rev P0, 1901 FS P054 Rev P0, 1901 FS P502 Rev P0, 101351 (Received 27 March 2019), 1901 FS P100 Rev P1, 1901 FS P101 Rev P1, 1901 FS P110 Rev P1, 1901 FS P111 Rev P1, 1901 FS P112 Rev P1 (Received 13th May 2019)

Reason:

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

#### 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 Reasons for granting permission.

The proposed extension would appear alongside other extensions within rear garden area of neighbouring properties. The extension's foot print would match those of an existing rear extension and a canted bay window on the host property's rear elevation, which it would replace at ground floor level. The extension would remain visually on the ground floor level, where its flat roof height of 3.2m sits below the cills of the first floor windows. Officers consider the proposed extension would appear subordinate within its context, and would comprise an acceptable visual bulk and massing. The use of matching red London stock bricks in Flemish bond and large aluminium glazing panels would allow the extension to appear as a complementary addition within its setting. The proposed extension would include no glazing on its No.13 facing sides. Although it would comprise two glazed side wall facing its boundary with No.9. The nearest glazed side wall would have a 0.4m set back from the boundary, whilst the furthest would have a setback of 4m from the boundary wall. The glazed walls would face a 2m high boundary wall. Therefore it is not considered that it would give rise to adverse overlooking or loss of privacy impact.

The proposed extension would sit within a north facing rear garden, and would have a height of 3.2m close to the boundary wall. The extension would have a similar depth to an existing single storey extension at No.13 and a projection depth of 0.9m along the boundary with No.9. Officers consider the proposed

structure would not give rise to adverse overbearing or increased sense of enclosure impact.

Given that the proposed extension would sit within a norther facing rear garden, it is not considered that it would result in harmful loss of light impact or increased overshadowing on the property at No. 11.

The rear facing dormers would sit alongside other twin dormers at No.13, and No.15 Briardale Gardens of a similar size and design. Both dormers in the middle third of the rear roof slope and be vertically aligned with the rear elevation first floor windows. They would be constructed with slate tiles matching existing and the cheek would be treated with zinc in a colour matching existing. Openings in the two dormers would house timber casement windows similar to those existing on the host property's rear elevation. Officers consider the proposed dormers would by reason of their design scale and massing would have an acceptable impact on the character and appearance of the host property as well as the surrounding conservation area.

A conservation styled rooflight would replace an existing fixture on the host property's front roofslope. The proposed rooflight would sit vertically aligned with the host property's ground and first floor doors and be viewed alongside front facing rooflights on Briardale Gardens. The submitted plans indicate the proposed front facing rooflight would be conservation styled. Officers consider the proposed rooflight would have an acceptable impact on the character of the host property and the surrounding conservation area.

The proposed front facing solar panels would be located on the lower third of the front roofslope. In this location the panels would be obscured from view by the host property's front bay gable as well as the parapet wall with No.13. Proposed panels would be fitted flush into the roofslope and occupy an area of 7sqm. Officers consider the arrangement and design of the proposed solar panels would not significantly detract from the character and appearance of the conservation area as such would be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulat

- 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You

can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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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