

Application ref: 2020/1035/P
Contact: Laura Hazelton
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Date: 22 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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AURAA LTD
54 Georgiana Street
London
NW1 0QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
105 Priory Road
London
NW6 3NN

Proposal:

Erection of side and rear ground floor extension and installation of new side entrance door.

Drawing Nos: 1915_EX_001 rev A, 1915_EX_100 rev A, 1915_EX_110 rev A, 1915_EX_130 rev A, 1915_EX_200 rev A, 1915_EX_300 rev A, 1915_EX_310 rev A, 1915_EX_320 rev A, 1915_PA_002 rev A, 1915_PA_100 rev B, 1915_PA_110 rev B, 1915_PA_200 rev B, 1915_PA_300 rev B, 1915_PA_310 rev B, 1915_PA_320 rev B, Design, Access and Heritage Statement dated 26 February 2020, Arboricultural Assessment Report dated May 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1915_EX_001 rev A, 1915_EX_100 rev A, 1915_EX_110 rev A, 1915_EX_130 rev A, 1915_EX_200 rev A, 1915_EX_300 rev A, 1915_EX_310 rev A, 1915_EX_320 rev A, 1915_PA_002 rev A, 1915_PA_100 rev B, 1915_PA_110 rev B, 1915_PA_200 rev B, 1915_PA_300 rev B, 1915_PA_310 rev B, 1915_PA_320 rev B, Design, Access and Heritage Statement dated 26 February 2020, Arboricultural Assessment Report dated May 2020.

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the demolition of the existing rear single storey flat roofed extension and the adjoining wraparound pitched extension with projecting lean-to. The demolition of these structures is acceptable given their limited architectural quality. The extensions would be replaced with a new rear extension of similar form (with a pitched roof wraparound element with infill flat-roofed extension, but of increased height and depth), and a new adjoining single storey side extension with flat roof. The side extension would sit within the existing side passage, and be slightly set back from the front building line and boundary wall with no.103 to retain access to the garden. The flat roofed extensions would feature rooflights.

The proposed extensions would be constructed of reclaimed white gault bricks to match the existing materials which is considered acceptable. Samples will be secured by condition to ensure they are an appropriate match. The pitched roof

would be slightly taller and wider than existing, but of a similar pitch and finished in matching clay tiles to the main roof. New windows would be constructed of timber and painted white to match the existing, whilst the new patio doors to the rear would be aluminium framed. The side extension would feature new timber entrance doors to the front which would be contemporary in design. These would be differentiated well enough from the front door not to compete with the original building but are complementary in design and materials.

In terms of the proposed bulk and massing, the rear extensions are considered acceptable. Although fairly large, the proposed development would not be out of keeping with the pattern of development in the local area which is characterised by a variety of rear and side extensions of varying designs. There is no consistency to development in terms of size, design or materials, and as such, the proposed development is considered to preserve the character and appearance of this part of the conservation area. Given the size of the host building, the single storey extension would remain subordinate and would not overwhelm its proportions or architectural detailing.

The principle of the side extension is considered acceptable given the existing development within the side return and the fact that the proposed extension would be single storey and would retain the existing gap between the site and no.103. The side extension is set well back from the front elevation behind the existing chimney breast which would ensure that the side extension remains subordinate and secondary to the host building and would not interfere with the historic front elevation or sense of openness.

The proposed materials are acceptable and would be an improvement on the existing situation. Likewise, the replacement of the existing uPVC window to the rear with timber framed casements is supported. The use of aluminium framed patio doors is acceptable given their location at ground floor level where there would be limited views or impact on the existing character of the building.

The proposed extensions would be unlikely to impact neighbouring amenity. There are no side facing windows to no.103 which would be impacted by the side extension and the extensions to the rear would only be slightly larger than existing and as such, would not impact light levels to the existing conservatory to flat 3. The proposals were revised to remove one rooflight to the rear extension due to potential light spillage to the first floor flat.

- 2 No trees are proposed to be removed in order to facilitate development. The impact on the trees to be retained is considered to be of an acceptable level as the encroachment into Root Protection Areas is minimal. The Council's Tree and Landscape Officer has reviewed the details and confirmed the tree protection details are considered comprehensive following amendments to the tree protection to provide a continuous line of fencing to protect the RPAs of all side boundary trees.

One objection and two comments have been received and duly considered prior to determination in the attached consultation summary. The planning history of the site and surrounding area has been taken into account.

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.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer