

Application ref: 2019/4308/P
Contact: Joshua Ogunleye
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Development Management
Regeneration and Planning
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Levitate Architecture & Design Studio
26 Lloyd Baker Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**12 Richborough Road
London
NW2 3LU**

Proposal:

Erection of a single storey rear extension to dwelling

Drawing Nos: 1914_17_000, 1914_17_001, 1914_17_002, 1914_17_003,
1914_17_004, 1914_17_005, 1914_17_006, 1914_17_007, 1914_17_008,
1914_17_009, 1914_17_010, 1914_20_001 Rev C,
1914_20_002 Rev B, 1914_20_003 Rev -, 1914_21_001 Rev A, 1914_21_002 Rev A,
1914_21_003 Rev A, 1914_22_001 Rev A, 1914_22_002 Rev -

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1914_17_000, 1914_17_001, 1914_17_002, 1914_17_003, 1914_17_004, 1914_17_005, 1914_17_006, 1914_17_007, 1914_17_008, 1914_17_009, 1914_17_010, 1914_20_001 Rev C, 1914_20_002 Rev B, 1914_20_003 Rev -, 1914_21_001 Rev A, 1914_21_002 Rev A, 1914_21_003 Rev A, 1914_22_001 Rev A, 1914_22_002 Rev -

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be full width and wrap around an original two storey rear projection within a north easterly facing rear garden. It would project from the main rear wall into the rear garden infilling the existing side return space and project off the rear projection's rear wall to a depth of 2.268, although its roof would overhang by 0.42m

The proposed extension would comprise a contemporary roof design with a ridge height of 4m and an eaves height of 2.81m along the boundary with No.10. The extension's sloped butterfly roof design would introduce an element of visual subordination on the host property's side and rear elevation through its setting down below the cills of the first floor windows. Officers further consider the proposed extension's smooth rendered exterior, zinc roof in conjunction with the use of large glazing panels on the proposed extension's rear elevation would appear as a complementary contrast to the host property's brick built form.

The proposed extension would not be visible from the public realm and would sit along side other rear extension within the rear garden area. As such would not be considered appear out of character within this context.

The proposed extension would sit within a north easterly facing rear garden and be flanked by an 2.1m high wall along its boundary with No.14. The proposed extension's depth of 2.67m with a height of 4m would be set back from the boundary wall by 1.m. Given its orientation and position within the rear garden area, officers do not consider the proposed extension would give rise to increased sense of enclosure, overbearing impact or adverse loss of light impact on the property at No.14.

The proposed extension would replace an existing 2.6m high wall along its

boundary with No.10 with a 2.8m wall forming the proposed extension's side. On this side the proposed extension would have a depth of 8.2m. Officers note that the property at No.10 does not benefit from an existing rear extension. In order to assess the proposed extension's impact on daylight to the existing side elevation windows of No.10 at ground level officers carried a 25 degree test on the elevation and floor plans. Both the plan and elevation test were unacceptable however officers note that this is the same in the existing context due to the existing two storey projecting wing.

Officers also carried out a 45 degree test on the rear elevation door of the property at No.10. The extension was considered acceptable on the elevation plans in the existing and proposed context. However, it did failed the test on the floor plan. Officers note that the condition would be similar to existing context. Given the existing condition officers do not consider the daylight impact in this context would be significant enough to warrant a refusal.

Officers note the impacted side along the boundary with No.10 to be an underused secondary amenity space given that the host property benefits from a large rear garden area. For this reason officers do not consider the proposed extension at No.12 would give rise to adverse overbearing impact on the rear garden of No.10.

No side elevation openings are proposed in this context and all rear facing windows would overlook the host property's rear garden area. Officers do not consider the proposed extension would give rise to overlooking concerns.

No objections were received from neighbouring properties following statutory consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1 and D1 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 draft London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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