

Application ref: 2020/2387/P
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Date: 24 July 2020

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Regeneration and Planning
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Patience Designs Studio Ltd
123a Warwick Road
Bounds Green
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N11 2SR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**113 Queen's Crescent
London
NW5 4EY**

Proposal:

Erection of a 2 storey rear extension at basement/ ground floor following demolition of existing. Erection of a roof extension and terrace. Installation of front boundary railings and gate. Rear landscaping alterations and level changes.

Drawing Nos: 01/20-B1-ZZ-A-DR-0005 Rev.P2; 01/20-B1-ZZ-A-DR-0006; 01/20-B1-ZZ-A-DR-0001 Rev.P4; 01/20-B1-ZZ-A-DR-0010 Rev.P1; 01/20-B1-ZZ-A-DR-0030 Rev. P3; 01/20-B1-ZZ-A-DR-0031 Rev.P3; 01/20-B1-ZZ-A-DR-0061 Rev.P1; 01/20-B1-ZZ-A-DR-0060 Rev.P3; 01/20-B1-ZZ-A-DR-0101 Rev.P3; 01/20-B1-ZZ-A-DR-0102 Rev.P2; 01/20-B1-ZZ-A-DR-0160 Rev.P3; 01/20-B1-ZZ-A-DR-0161 Rev.P3; 01/20-B1-ZZ-A-DR-0130 Rev.P3; 01/20-B1-ZZ-A-DR-0131 Rev.P3 and 01/20-B1-ZZ-A-DR-0110 Rev.P2.

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:

01/20-B1-ZZ-A-DR-0005 Rev.P2; 01/20-B1-ZZ-A-DR-0006; 01/20-B1-ZZ-A-DR-0001 Rev.P4; 01/20-B1-ZZ-A-DR-0010 Rev.P1; 01/20-B1-ZZ-A-DR-0030 Rev. P3; 01/20-B1-ZZ-A-DR-0031 Rev.P3; 01/20-B1-ZZ-A-DR-0061 Rev.P1; 01/20-B1-ZZ-A-DR-0060 Rev.P3; 01/20-B1-ZZ-A-DR-0101 Rev.P3; 01/20-B1-ZZ-A-DR-0102 Rev.P2; 01/20-B1-ZZ-A-DR-0160 Rev.P3; 01/20-B1-ZZ-A-DR-0161 Rev.P3; 01/20-B1-ZZ-A-DR-0130 Rev.P3; 01/20-B1-ZZ-A-DR-0131 Rev.P3 and 01/20-B1-ZZ-A-DR-0110 Rev.P2.

Reason:

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

- 4 The flat roof of the 2nd floor rear extension hereby approved shall not be used at any time as external amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 Prior to commencement of 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 roofs 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, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting consent:

The existing rear projections will be demolished and replaced with a full width extension at lower and a half width extension at upper ground floor. The two storey extension will measure 3.3m deep and 5.8m at lower ground and 3.3m deep by 3.2m wide at upper ground. The extension will have a green roof, be rendered to match the existing property and black critall fenestration is proposed. Details of the green roof will be secured by condition.

Although marginally wider than the existing structure at ground floor it would still appear as a subordinate extension and reflect the prevailing pattern of development within the terrace characterised by half width extensions at ground floor. Normally non-traditional fenestration material would not be supported above lowest level of the building, but given that views would be limited from the public realm and only present on the new extension to differentiate it as modern addition that in this instance at upper ground it is acceptable.

The proposal will erect a roof extension to incorporate an additional part level to provide a new bathroom and a glazed roof hatch to access a newly created roof terrace. Both these additions would be set below the existing parapet and therefore the roof would not appear materially different from street level. It is noted that within this terrace planning permissions for a mansard roof have been granted within the last 10 years for Nos. 101, 107 and 111. No.111 did not implement their permission before it expired and No.105 has a historic mansard. Therefore it is considered that this property does not form part of an unbroken run of roofs within this terrace and sensitive additions at roof level would be acceptable.

It is noted that upvc fenestration had been introduced to the rear elevation of the property without planning permission at lower ground and 2nd floor. The development will replace all windows with timber double glazing including the 2nd floor window which will be of a similar design to the existing windows. The replacement of the windows would be appropriate as they match the existing in terms of their siting, detailed design, material (timber) and opening method.

A metal railing gate and metal railings installed on top of the front boundary wall. It is noted that the detailed design is similar to those within the terrace and wider street, it would not appear out of character in terms of its siting, scale, material and detailed design and would be acceptable.

In the rear garden there is an existing patio at lower ground floor with a set of stairs leading up the higher terrace/ garage. The proposed would seek to extend this lower ground patio to create a useable space in front of the new extension. This would be acceptable.

Revisions were received removing the originally proposed rear terrace at ground floor, replacement front basement window with patio doors and increasing the height of the front boundary pillars which were unacceptable.

It is noted that the existing extension at lower ground floor sits below the height of the boundary wall with No.111 and the proposed half width extension is set away from the shared boundary wall it is not considered to result in loss of light or a sense of enclosure. Although a full height side window is proposed facing

the boundary with No.111 given its siting it not considered to result in direct overlooking to the rear windows of this property. A condition has been attached to ensure the roof is not used as amenity space.

At roof level given the roof extensions do not project above the existing parapet they are not considered to create any amenity concerns. The terrace at roof level is not considered to result in any harmful overlooking, given its location at the front, separation distance to neighbouring property's windows and lack of other front terraces in close proximity within the terrace.

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The fenestration, front boundary alterations and rear garden alterations proposed are not considered to result in harm to the any of the neighbouring properties given their siting, scale and detailed design.

As such, the proposed development is in general accordance with policies A1, A3 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 2019 (intended to publish) and the National Planning Policy Framework 2019.

3 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.

4 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.

5 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment