

Application ref: 2020/1663/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Neiheiser Argyros
59 Lonsdale Road
London
NW6 6RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
29 Steele's Road
London
NW3 4RE

Proposal: Demolition of existing lower ground floor rear structure and erection of single storey rear extension, enlargement of rear roof terrace; erection of single storey front and rear side extensions; landscaping alterations to front and rear gardens.

Drawing Nos: A0.0, A1.0, A1.1, A2.0, A2.1 Rev 02, A2.2, A2.3, A2.4, A2.5, A2.6, A3.0, A3.1 & A3.2

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 A0.0, A1.0, A1.1, A2.0, A2.1 Rev 02, A2.2, A2.3, A2.4, A2.5, A2.6, A3.0, A3.1 & A3.2

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

- 4 Other than the areas explicitly identified on the approved drawings as a roof terrace, no part of any other roof of the extensions hereby approved shall be used as a roof terrace or other form of open amenity space. The balustrade hereby approved shall be installed prior to the use of the terrace and shall be retained and maintained thereafter.

Reason: In order to protect the existing residential amenities of the occupiers of neighbouring properties in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of the relevant works, 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed extensions are considered to be subordinate to the host dwelling in terms of bulk and mass and would all be made up of appropriate materials to match the existing property. The rear extensions would be contained to the rear, at lower or upper ground floor level and not be visible from the public realm. Whilst the rear extension would project beyond the existing building line of the wider terrace, it replicates the footprint of the existing conservatory. Its

height would be lower than the ridge of the conservatory and the rear would be predominantly glazed, and as such, given it replaces a similar sized structure, is considered acceptable in this instance. The front side extension would infill an empty space below an existing staircase landing to the front of the property and would remain set back behind the main entrance stairs without reading as a new projecting element to the front of the property or as a visually obtrusive feature within the conservation area.

All new fenestration would be appropriately timber framed and painted white and would respect the existing hierarchy of fenestration. After amendments the existing rear upper ground floor windows and doors would be retained. The new hard and soft landscaping work is considered to be acceptable and would not detract from the character and appearance of the subject property or wider conservation area. Sufficient undeveloped rear garden space would be retained and sufficient space to park a vehicle off street without obstructing the public footpath would be retained. The roof of the single storey rear extension would be occupied by a roof terrace and would incorporate a living roof. This would aid in maintaining the drainage and biodiversity qualities of the rear garden which would otherwise remain unimpaired by development. A condition is to be attached which ensures proper maintenance of the living roof and that a broad range of species including wild flowers are included to maximise biodiversity potential.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in an undue loss of light or outlook to any neighbouring properties. The new roof terrace area would not afford direct views into neighbouring habitable windows, it would extend approximately 1.0m beyond the rear elevation of the neighbouring property and would be inset from the boundary by approximately 1.0m. Views towards the rear windows of No. 28 would be oblique and users of the terrace would not be able to look back directly into the property in a way which would result in an undue loss of privacy. The area available for use as a roof terrace is to be secured by way of a condition.

No objections were received following statutory consultation. One comment was received from the Eton CAAC which did not explicitly object to the proposal but requested that the rear upper ground floor windows and doors be retained and to ensure that the roof terrace complies with policy. As stated above, these windows and doors would be retained and the new terrace is considered to be policy compliant. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended to publish (2019) and 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 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.
- 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 'DPope', is centered below the closing. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope
Director of Economy, Regeneration and Investment