

Application ref: 2020/3278/P  
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Date: 22 December 2020

**Development Management**  
Regeneration and Planning  
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DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1-2**  
**50 Compayne Gardens**  
**London**  
**NW6 3RY**

Proposal:

Erection of single storey rear extension at ground floor level following demolition of existing single storey rear extension.

Drawing Nos: 1897-K02, 1897-K03, 1897-K05, 1897-K04, 1897-K07, 1897-K06, 1897-K12 A, 1897-K14, 1897-K13 A, 1897-K15 A, 1897-K17, 1897-K16, 1897-01, Design & Access Statement dated 23/07/2020

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 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: 1897-K02, 1897-K03, 1897-K05, 1897-K04, 1897-K07, 1897-K06, 1897-K12 A, 1897-K14, 1897-K13 A, 1897-K15 A, 1897-K17, 1897-K16, 1897-01, Design & Access Statement dated 23/07/2020

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

- 4 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The current application is a re-submission of an application for the same extension approved in 2017 (ref 2017/1946/P), which has now expired.

The size and scale of the proposed single storey rear extension is considered to represent a proportionate addition that respects the architectural features and character of the host and neighbouring dwellings. The width of the proposal would be the same as the existing single storey rear extension to be removed, ensuring the original ground floor bay window remains intact. Given it's location to the rear, the extension would have limited visibility from the public realm and is not considered to cause harm to the surrounding conservation area as a result.

The height (3.2m) and rearward projection (6.5m) of the proposed rear extension would not have a significant impact on neighbouring amenity in terms of loss of light or outlook, particularly as it would be set in from the western and eastern boundaries of the site by 4.7m and 1m respectively. The

proposed windows would not exacerbate current levels of overlooking at the site.

The proposal would incorporate a green roof on the roof of the single storey extension. This is welcomed as it would increase sustainable urban drainage by slowing the speed within which rainwater would enter the drainage system. The green roof would also provide valuable habitats for local wildlife which is considered important given the sites close proximity to Grade II Site of Nature Conservation Importance.

Two comments were received following statutory consultation and duly considered prior to making this decision. The planning history of the application site was taken into account when coming to this decision.

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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016 and the National Planning policy Framework 2019.

- 2 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).
- 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 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)

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- 5 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.

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