

Application ref: 2020/4947/P  
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**Development Management**  
Regeneration and Planning  
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Scenario Architecture  
10A Branch Place  
London  
N1 5PH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**4 Woodchurch Road**  
**London**  
**NW6 3PN**

**Proposal:**

Erection of a single storey rear extension at lower ground floor. Replacement of 2x rear lower ground floor windows with doors. Alterations to front steps and insertion of side gate. Replacement of front windows at lower ground floor  
Drawing Nos: LO-A-01; LO-A-02; EX-A0.01; EX-A1.01; EX-A1.02; EX-A2.01; EX-A2.02; EX-A2.03; EX-A3.01; PR-A0.01; PR-A1.01; PR-A1.02; PR-A2.01; PR-A2.02; PR-A2.03; PR-A2.04; PR-A3.01; PR-A4.01 (proposed all received 2/2/21).

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

LO-A-01; LO-A-02; EX-A0.01; EX-A1.01; EX-A1.02; EX-A2.01; EX-A2.02; EX-A2.03; EX-A3.01; PR-A0.01; PR-A1.01; PR-A1.02; PR-A2.01; PR-A2.02; PR-A2.03; PR-A2.04; PR-A3.01; PR-A4.01 (proposed all received 2/2/21).

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
- a detailed scheme of maintenance
  - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - 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.

- 5 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space (except the existing balcony for the upper ground floor), and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a single storey rear extension at lower ground floor. The proposed extension is 6m deep, 4.8m wide and 2.9m high with a flat green roof. In relation to the host property and long garden the part width extension

appears subordinate and respects the prevailing pattern of development of the terrace. It is noted that No.6 has a similar sized extension. It will retain sufficient useable rear garden space. It would be brick to match the existing building with aluminium fenestration. The use of brick to match the existing is welcomed and, given its low siting and location to the rear, the use of aluminium and modern design would be acceptable and help differentiate it as a modern addition. Two rear windows at lower ground floor will be replaced with aluminium patio doors which is acceptable given its siting and design influence and alignment from the windows above. It is noted that this level is well screened by the existing boundary walls. Details of the green roof will be conditioned.

The front windows at lower ground floor will be replaced with double glazed timber windows of the same scale, siting and design as the existing. Revisions were received showing integral glazing bars. Two side windows will be blocked up at lower ground floor. The side access steps from the front garden to the lower ground floor will be replaced with Portland stone and extended to improve access. A side timber gate will be installed. Their material, scale and detail design is acceptable with limited views from the street given their siting.

It is considered that the proposal would preserve the character and appearance of the host property, terrace and conservation area.

Concerns were raised about loss of privacy and a sense of enclosure to the flat above. The rooflight was reduced in scale and it has louvres to prevent overlooking. Their balcony will look onto a green roof and its maintenance will be conditioned which will not result in a significant loss of outlook. The extension is significantly set in from the boundaries and well screened by the brick wall boundary treatment. It is considered the extension would not have a detrimental impact to an extent that would warrant a reason for refusal on amenity grounds in terms of loss of light, privacy, overlooking or a sense of enclosure. The other elements of the development are minor in scale and given their siting are not considered to have a material impact on neighbouring amenity.

One objection was received during the statutory consultation period from the upper ground floor flat of No.4 Woodchurch Road and duly taken into consideration. The planning history of the site has been 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Publication London Plan (2020) 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 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.

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