

Application ref: 2021/0372/P  
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Date: 13 April 2021

**Development Management**  
Regeneration and Planning  
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Selencky///Parsons  
Unit 3, Langtry Court  
7 Coulgate Street  
Brockley  
London  
SE4 2FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**12 Rochester Terrace  
London  
NW1 9JN**

Proposal:

The erection of a two storey rear extension with roof terrace and associated metal balustrade and a single storey rear extension, following demolition of existing two storey rear extension

Drawing Nos: 539 00001 Rev P01, 539 00010 Rev P01, 539 00002 Rev P01, 539 00012 Rev P01, 539 00013 Rev P01, 539 00011 Rev P01, 539 00021 Rev P01, 539 00014 Rev P01, 539 00022 Rev P01, 539 00030 Rev P01, 539 00020 Rev P01, 539 20000 Rev P01, 539 10000 Rev P02, 539 00031 Rev P01, 539 20000 Rev P02, 539 20001 Rev P02, 539 20002 Rev P02, 539 20003 Rev P02, 539 20004 Rev P02, 539 21000 Rev P02, 539 21001 Rev P02, 539 21002 Rev P02, 539 21003 Rev P02, 539 22000 Rev P02, 539 22001 Rev P02, 539 22002 Rev P02.

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:  
539 00001 Rev P01, 539 00010 Rev P01, 539 00002 Rev P01, 539 00012 Rev P01, 539 00013 Rev P01, 539 00011 Rev P01, 539 00021 Rev P01, 539 00014 Rev P01, 539 00022 Rev P01, 539 00030 Rev P01, 539 00020 Rev P01, 539 20000 Rev P01, 539 10000 Rev P02, 539 00031 Rev P01, 539 20000 Rev P02, 539 20001 Rev P02, 539 20002 Rev P02, 539 20003 Rev P02, 539 20004 Rev P02, 539 21000 Rev P02, 539 21001 Rev P02, 539 21002 Rev P02, 539 21003 Rev P02, 539 22000 Rev P02, 539 22001 Rev P02, 539 22002 Rev P02.

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

- 4 The use of the first floor bathroom in the rear extension hereby approved shall not commence until the obscure glazing, as shown on the approved drawings, has been installed. The glazing shall be obscured and fixed shut and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the ground floor single storey rear extension hereby approved shall not be used as an amenity roof terrace and shall be used for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Although demolition and rebuild is not generally recommended for something to be only replaced with facsimile, the demolition of the existing rear projection here is considered acceptable in this case given that it does not relate well to the rear façade and is of no significant architectural value.

The initial scheme for a full width 2 storey rear extension was considered

unacceptable; accordingly, revised plans were submitted to reduce it to just a partial width 2 storey extension to replicate the existing and a single storey rear extension. It has also been revised to reduce the prominence of the metallic materials and balustrading on the proposed replacement roof terrace.

The height and depth of the proposed replacement 2 storey rear extension will match the existing 2 storey rear extension and the footprint would not be substantially more than the existing one. The new ground floor rear extension alongside is considered subordinate in size and acceptable due to the existing pattern of development of full width extensions found at the rear along this terrace. A similar proposal was recently approved at 1 Rochester Terrace under ref 2018/3143/P.

The proposed roof terrace area is similar in size, height and location to the existing terrace. The height and design of the necessary balustrade is considered to be acceptable as the rear extension would remain subordinate to the host building.

The use of stock brick, metallic panels, rooflight and aluminium frames are considered to be appropriate contemporary features for this new extension and acceptable for the conservation area. Overall the extensions would be in keeping with the scale of surrounding development and would incorporate an interesting contemporary but sympathetic design. A condition would be attached to have external wall materials to match that of the existing property.

There will be no additional overlooking from the replacement roof terrace given that it is of a similar size as the existing one.

Both the single storey rear extension and two storey extension will not cause any significant amenity issues in terms of loss of light, outlook or privacy. Conditions are attached to the decision to ensure the side 1st floor window of the extension is obscure glazed and the roof of the ground floor rear extension is not used as an amenity terrace.

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.

One objection was received prior to the determination of this application. This and the planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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