

Application ref: 2021/0347/P  
Contact: Angela Ryan  
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Date: 4 May 2021

**Development Management**  
Regeneration and Planning  
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Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

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kAD Architects  
Unit 3, Caledonian Road  
London  
N1 1DU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground Floor Flat**  
**212 Haverstock Hill**  
**London**  
**NW3 2AE**

Proposal:

Replacement of bi-fold doors in rear elevation with sliding doors, replace rear door opening with a window, installation of 5no. windows on the side elevation, replace existing metal and glass roof on side extension with a green roof, including 2no. rooflights

Drawing Nos: Site Location Plan; kAD-HHR 00 100 Rev P0; kAD-HHR 00 101 Rev P0; kAD-HHR 02 100 Rev P0; kAD-HHR 02 101 Rev P0; kAD HHR 01 100 Rev P2; kAD HHR 01 101 Rev P1; kAD HHR 02 100 Rev P2; P0; kAD HHR 02 101 Rev P1; Design and Access Statement by kAD Architects

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: - Site Location Plan; kAD-HHR 00 100 Rev P0; kAD-HHR 00 101 Rev P0; kAD-HHR 02 100 Rev P0; kAD-HHR 02 101 Rev P0; kAD HHR 01 100 Rev P2; kAD HHR 01 101 Rev P1; kAD HHR 02 100 Rev P2; P0; kAD HHR 02 101 Rev P1; Design and Access Statement by kAD Architects

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

- 4 Prior to the relevant part of the 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 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal involves external alterations to facilitate re-configuration of the internal layout at ground floor level. The external alterations include replacement of the existing rear bi-folding door located to the east of the site with an aluminium framed sliding door, infilling existing door in the rear elevation located to the west of the site and removal of the existing staircase, installation of 2 x aluminium framed windows in the rear elevation, re-modelling of the side extension by replacing the existing pitched roof with a flat roof incorporating a green roof and 2 x rooflights, and the installation of 5 x aluminium framed windows on the side elevation at ground floor level.

The alterations are of a minor nature and located on the secondary facades of the building and would therefore not be readily visible from the street. The

proposals are not considered to detract from the character and appearance of the host building or the area in general.

The proposal would not result in additional overlooking and would not have any significant impacts on existing residential amenity by way of the loss of privacy, outlook, and sunlight or daylight.

No comment/objections were received following public consultation. The planning history of the site has been taken into account when coming to this decision.

The development is considered to generally accord with policy D1 (Design) and A1 (Managing the impact of the development) of the London Borough of Camden Local Plan 2017. The development also accords with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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)
- 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, 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

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

Daniel Pope  
Chief Planning Officer