

Application ref: 2020/3650/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Conibere Phillips Architects
47 Clapham High Street
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SW4 7TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats A and B
52 Roderick Road
London
NW3 2NL

Proposal: Erection of a single storey rear and side extension to ground floor flat, and replacement rear first floor door and external stair for access to garden for upper floor flats.

Drawing Nos: 0038-0899-00 Location Plan; 0900 Rev. 00; 0910 Rev. 00; 0911 Rev. 01; 0930 Rev. 00; 2000 Rev. 00; 9010 Rev. 01; 9011 Rev. 01; 9020 Rev. 01; 9021 Rev. 01; 9030 Rev. 01.

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 0038-0899-00 Location Plan; 0900 Rev. 00; 0910 Rev. 00; 0911 Rev. 01; 0930 Rev. 00; 2000 Rev. 00; 9010 Rev. 01; 9011 Rev. 01; 9020 Rev. 01; 9021 Rev. 01; 9030 Rev. 01.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, 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 proposed single storey extension would infill the rear side gap between the two storey outrigger and the boundary with No. 54 Roderick Road. It would extend 0.7m in depth from the rear building line of the outrigger only. The extension would be constructed in matching brick along the side boundaries, and would have a charred timber cladding and rendered finish to the rear, with metal framed sliding doors leading out to the private rear garden for the ground floor flat. This contemporary style is considered acceptable given the location to the rear of the property. The proposal would still allow for the retention of a reasonably sized rear to the ground floor flat garden. Overall, it is considered that the extension would remain subordinate to the host building, and the bulk, height and scale of the proposal in relation to the host and surrounding buildings is considered acceptable.

The existing rear first floor balcony and external staircase would be removed and replaced with a new staircase above the extension and alongside the boundary with No. 54. This would provide access for the first and second floor flats to the shared rear garden at ground floor level. The existing first floor rear door would be replaced with an appropriately designed timber and opaque glazed door. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Mansfield Conservation Area.

The proposed rear extension would be located adjacent to the existing single storey rear lean-to with a depth of 1.5m at No. 50 Roderick Road, and as such the proposal would not harm the residential amenities of the occupiers of No. 50. Although the side extension would increase the height of the side boundary

wall with No. 54 from 2m to 2.8m, given the wide gap between the boundary wall and the flank wall of the outrigger of No. 54, it is not considered that the extension would result in a significant loss of light or outlook to No. 54.

Following concerns regarding overlooking, the scheme has been revised to remove the originally proposed replacement first floor balcony and reconfigure the proposals to include a replacement external staircase only. Although the existing external rear staircase would be relocated along the boundary with No. 54, it is considered to be an improvement on the existing situation in terms of overlooking into neighbouring habitable rooms, as the first floor balcony would be removed and the small size of the proposed landing would not encourage people to linger at this level. The proposed staircase would therefore only result in incidental opportunities for overlooking towards the adjacent neighbouring property No. 54.

Although a ground floor window is proposed to face to the shared rear garden, this is considered acceptable given the communal nature of the garden, and as the window would be high level which would limit views. A condition is recommended to ensure that the flat roof of the rear extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into upper floor habitable rooms of the first floor flat and No. 54.

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 (ERR) 2013.

Three letters of support were received prior to making this decision. An objection to the original proposals by the Mansfield CAAC has been withdrawn following the revision of the proposals to remove the first floor balcony. All consultation responses received have been noted within the consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 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 policies of the London Plan 2021 and of the National Planning Policy Framework 2019.
- 3 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).
- 4 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.

- 5 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer