

Application ref: 2020/6011/P  
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Date: 6 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Roach Matthews LLP  
71-75 Shelton Street  
London  
WC2H 9JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**39 Rochester Road**  
**London**  
**NW1 9JJ**

#### **Proposal:**

Erection of a part one part two storey rear extension and the installation of replacement timber windows.

Drawing Nos: 002-1000 Rev A, 002-1100 Rev B, 002-1101 Rev B, 002-1103 Rev B, 002-1104 Rev A, 002-1200 Rev B, 002-1201 Rev B, 002-1202 Rev A, 002-1300 Rev B, 002-1301 Rev B, 002-1302 Rev B, 002-1500 Rev B, 002-1501 Rev B, 002-1502 Rev B, 002-1503 Rev C, 002-1504 Rev B, 002-1505 Rev C, 002-1506 Rev B, 002-1507 Rev A, 002-2000 Rev A, 002-2100 Rev D, 002-2101 Rev D, 002-2102 Rev D, 002-2103 Rev C, 002-2104 Rev C, 002-2200 Rev D, 002-2201 Rev B, 002-2202 Rev C, 002-2203 Rev B, 002-2300 Rev C, 002-2301 Rev E, 002-2301 Rev E, 002-2302 Rev C, Design and Access Statement, Daylight Impact Report

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: 002-1000 Rev A, 002-1100 Rev B, 002-1101 Rev B, 002-1103 Rev B, 002-1104 Rev A, 002-1200 Rev B, 002-1201 Rev B, 002-1202 Rev A, 002-1300 Rev B, 002-1301 Rev B, 002-1302 Rev B, 002-1500 Rev B, 002-1501 Rev B, 002-1502 Rev B, 002-1503 Rev C, 002-1504 Rev B, 002-1505 Rev C, 002-1506 Rev B, 002-1507 Rev A, 002-2000 Rev A, 002-2100 Rev D, 002-2101 Rev D, 002-2102 Rev D, 002-2103 Rev C, 002-2104 Rev C, 002-2200 Rev D, 002-2201 Rev B, 002-2202 Rev C, 002-2203 Rev B, 002-2300 Rev C, 002-2301 Rev E, 002-2301 Rev E, 002-2302 Rev C, Design and Access Statement, Daylight Impact Report

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the external materials, and windows, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grilles, external doors and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The flat roof of the single storey ground floor rear extension shall not be used as an amenity roof terrace.

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.

- 6 Prior to commencement of the structural works, full details in respect of the living roof shall be submitted to and approved in writing 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; and
- iii. full details of planting species and density.

The living roof 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 policy A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

##### 1 Reasons for granting permission.

This application relates to the erection of a full width ground floor rear extension and a part width 1st floor extension. The proposed rear extension at ground floor level would replace existing extensions, albeit matching the depth of the deepest extension. It would be similar to the full width extensions on either side at nos 38 and 40. It would cover a predominately paved section of the area and would not adversely impact on soft landscaping or biodiversity within the garden. The extension would have a largely glazed form with a flat roof design and thus would appear as a lightweight addition.

The proposed 1st floor extension would appear similar to a half-width extension projecting as a closet wing from the stairwell, as with those at nos 37 and 38. Its wider form is due to it also projecting off the side wing and would mirror the situation at the opposing end of the terrace at No. 36. The extensions would be clear of the main 1st floor window and the 2nd floor stairwell. The extension's scale and massing would respect original features of the main dwelling and with other extensions on properties in the terrace. The proposed first floor extension's bulk and massing would respect the symmetry of the overall terrace and as such would not result in a detrimental impact on the character and appearance of the conservation area.

The proposed extension would include a flat green roof. The use of white rendered stock bricks and large timber framed glazing panels is considered acceptable being complementary to the vernacular within this setting, with there being a prevalence of white rendered finish on the rear elevations of this property and the adjacent terrace.

The replacement front and elevation windows would be timber framed. They would be fitted into existing openings and be vertically aligned with fenestration detailing at all levels. The replacement window would be of an identical size and design to existing.

Overall the design, location and bulk of the extensions and alterations are considered to be subordinate and appropriate in this context and will not harm the character or appearance of the property and conservation area.

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.

A daylight impact assessment statement was submitted in support of this application. The results demonstrate that none of the relevant windows in the adjoining properties are significantly and adversely effected by the extension. Therefore the proposed development complies with the requirements for daylight impact on neighbouring properties. Given that the neighbouring windows sit within a recess, it is not considered that the proposed extension's depth would give rise to an adverse loss of outlook.

Furthermore, no new side elevation windows are being proposed so there would be no overlooking impact. Given that the proposed flat roofs can be accessed from the upper floor windows, a condition is imposed preventing its flat roof area from being used as a terrace space.

No objections were received from neighbouring properties. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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