

Application ref: 2021/0740/P
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Date: 25 May 2021

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

Homes Design Ltd.
40 Wise Lane
Mill Hill
London
NW7 2RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7A Lupton Street
London
NW5 2JA

Proposal:

Erection of single storey rear extension to lower ground floor flat.

Drawing Nos: ABC182/5006-A, ABC182/5007-A, ABC182/5008-A, ABC182/5009-A, ABC182/5010-A, ABC182/5011-A, Green roof Planning Guide, Green roof construction detail, Green roof section, ABC182/5000, ABC182/5001, ABC182/5002, ABC182/5003, ABC182/5004, ABC182/5005.

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: ABC182/5006-A, ABC182/5007-A, ABC182/5008-A, ABC182/5009-A, ABC182/5010-A, ABC182/5011-A, Green roof Planning Guide, Green roof construction detail, Green roof section, ABC182/5000, ABC182/5001, ABC182/5002, ABC182/5003, ABC182/5004, ABC182/5005.

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

- 4 The flat roof of the extension hereby approved shall not be used as a terrace or outdoor amenity space.

Reason: To prevent unreasonable overlooking of neighbouring occupiers in accordance with policy A1 of the Camden Local Plan 2017.

- 5 The living roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the details hereby approved.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 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 to an existing lower ground floor flat to provide additional accommodation. The depth of the extension has been reduced following officer advice and a green roof has also been provided.

The proposed extension would be full width and wrap around the existing rear closet wing. This is considered acceptable as the location of the extension at rear lower ground floor and under a projecting garden staircase reduces the appearance of bulk. The extension would be clearly subordinate to the host building in terms of scale. The extension would be of a similar depth to other extensions on the terrace; although it would project beyond the established rear building line, this does not harm the character of the terrace. The extension would cover an existing patio area and a reasonably sized rear amenity space would be retained following the development.

The proposed substrate-based living roof with sedum planting is considered to be suitable for the site and to be of sufficient substrate depth to support the eleven sedum species proposed. The living roof would enhance the landscaped appearance and biodiversity of the site.

The location of the extension at lower ground floor, largely contained by neighbouring boundary treatments, limits any impact to residential amenity. As a result of the location of the extension, there would not be any material harm to amenity in terms of light or outlook.

Two objections have been received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC1, CC2, A3 and D1 of the Camden Local Plan 2017 and policy 2 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 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, 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 (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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer