

Application ref: 2021/0455/P
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Development Management
Regeneration and Planning
London Borough of Camden
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aura homes ltd
7 Prescott Place
Clapham
London
SW4 6BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Flat B 155 Prince Of Wales Road
London
NW5 3PY

Proposal: Erection of single storey rear extension with green roof and rooflight.

Drawing Nos: SP-01; PL-01 Rev B; PL-02 Rev B; PL-03 Rev B; PL-04 Rev B; Design and Access Statement by Aura Architecture.

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:

SP-01; PL-01 Rev B; PL-02 Rev B; PL-03 Rev B; PL-04 Rev B; Design and Access Statement by Aura Architecture.

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

- 4 Prior to relevant part of work begun, 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 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 policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would project at lower ground floor level and would have a single storey. There is an existing storage structure at the rear of the existing closet wing which would be demolished. The proposed extension would extend no further than this existing structure. The bulk and scale of the proposed extension would appear subordinate to the host building and wider area. Furthermore, the extension would not be visible from the public realm due to its sunken location and existing surrounding vegetation which would screen the proposals.

In terms of detailed design, the proposed extension would be made of bricks to match the existing building with glazed doors to the rear into the rear garden, which would preserve the appearance of the host building and terrace row. The extension would have a green roof on top which would enhance the biodiversity of the site and wider area. Details of this would be secured by condition.

The building is locally listed and on balance, the proposal is considered to preserve its character and appearance and that of the locally listed group of which it forms a part.

In relation to the impact on neighbouring amenity, it is noted the position of the basement windows of the property no. 157. The proposal would add 1.45m on top of the existing boundary wall, which would pass the 45 degree test in elevation in terms of potential impact on light. Overall the addition of a 1m deep extension in this location is not considered to result in a significantly harmful reduction of daylight and sunlight to the neighbouring amenity.

One objection was received prior to making this decision, and is addressed in the associated consultation summary. The planning history of the site has been taken into account when coming to this decision.

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

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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