

Application ref: 2020/5779/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Studio Jam LLP  
Flat B  
58 Lilford Road  
LONDON  
SE5 9HX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Steele's Road**  
**London**  
**NW3 4SE**

Proposal: Erection of a single storey side extension, alteration to existing side boundary wall and front light well, plus installation of a replacement rooflight on the rear roofslope.

Drawing Nos: 2001-03-01 Rev A, 2001-03-02 Rev A, 2001-03-03 Rev A, 2001-03-04 Rev A, 2001-03-05 Rev A, 2001-03-06 Rev A, 2001-03-07 Rev A, 2001-03-08 Rev A, 2001-03-09 Rev A, 2001-03-10 Rev A, 2001-03-11 Rev A, Design and Access Statement

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: 2001-03-01 Rev A, 2001-03-02 Rev A, 2001-03-03 Rev A, 2001-03-04 Rev A, 2001-03-05 Rev A, 2001-03-06 Rev A, 2001-03-07 Rev A, 2001-03-08 Rev A, 2001-03-09 Rev A, 2001-03-10 Rev A, 2001-03-11 Rev A, Design and Access Statement

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

- 4 Prior to commencement of 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, D2 and 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 single storey side, erection of a replacement side wall and alteration to an existing front light well.

The proposed single storey side extension would partially infill the side return space at lower ground level. It would sit along the boundary wall within Fellow Road in line with the banding of the ground floor level. Its height would result in a 40cm height increase to the existing boundary which would form the proposed extension's side wall. The structure would be setback from the main front wall by 2m and back from the main rear wall by 0.5m. The extension's form would be contained within a paved section of the garden as such would not adversely impact biodiversity within the rear garden area.

The proposed side extension's flat roof design would incorporate rooflights and a green roof. It would be built with a matching stock bricks and large aluminium framed glazing panels. Officers consider the proposed materials when viewed

from Fellow Road would appear similar to the existing side boundary wall. As such its materials and design would have an acceptable impact on the host property's character and appearance.

It is proposed to remove the existing timber trellis and rebuild the wall taller to become the extensions side wall. The replacement wall would be integral part of the proposed extension, acting as a side wall and screening. The introduction of an additional 40cm of brick timber and trellis being built on top of the existing walls would be considered as a subtle increase in visual bulk on the existing.

Officers raise no objection to increasing the depth of the existing front lightwell. The proposed light well would be widened by an additional depth of 50cm. The proposed design and arrangement, would be similar to others on the front elevation of neighbouring properties. As such officers would consider this acceptable given that it would have a neutral impact on the character and appearance of the host property and surrounding conservation area.

Given the proposed side extension's orientation and position alongside side the main rear wall, officers do not consider the proposed extension would give rise to adverse loss of light, or loss of privacy impact on neighbouring properties.

The installation of a conservation styled rooflight on the rear roofslope would sit vertically aligned with windows on the host property's rear elevation. It would be viewed alongside other roof additions on the roofslope of neighbouring properties. As such it would have an acceptable impact on the character and appearance of the host property and the surrounding conservation area.

Two objections were received from neighbouring properties details of which are included in the consultation summary. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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



Daniel Pope  
Chief Planning Officer