

Application ref: 2021/1505/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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KP Architects Ltd.  
25 Crossfield Road  
London  
NW3 4NT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**

**70 Aberdare Gardens**

**London**

**NW6 3QD**

Proposal: Erection of replacement single storey rear extension and alterations to the glazing of the existing rear extension all in association with the ground floor flat

Drawing Nos: Site location plan; 303/L/01; 303/L/02; 303/L/03; 303/L/04B, 303/L/05B, 303/L/06B

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 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:

Site location plan; 303/L/01; 303/L/02; 303/L/03; 303/L/04B, 303/L/05B, 303/L/06B.

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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof area of the single storey rear extension hereby approved shall not be used as a roof terrace and shall only be accessed for maintenance purposes only.

Reason: In order to safeguard residential amenity at the property 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 proposal would result in a full width single storey rear extension. The existing rear conservatory would be replaced by a brick-built extension. Revised plans have been submitted to lower the height of the single storey extension by 225mm. The proposal's height, size and massing would remain subservient to the host building. The design has been revised to rationalise the fenestration and the materials have been amended from white render to London stock brick to unify the various elements of the extension. The proposal would not harm the character or appearance of the host building. There are other properties within this part of the street that have full width brick

extensions. The proposal would preserve the character and appearance of the surrounding conservation area and would be considered acceptable. The Council's Conservation Officer has reviewed the details of the application and as raise no objection to the proposal.

The proposed extension would no project any higher than the existing brick extension and would not result in any material loss of daylight to the flats in the upper floors of the building. A new roof light would be installed in the roof of the new extension. This would not create any further undue overlooking between the ground floor flat and the flats within the upper floors of the building. It is considered that the proposal would not have an adverse impact on the amenity of the flats within the upper floors of the existing building. A condition would be attached to ensure that the roof of the extension would only be accessible for maintenance purposes.

There is an existing rear conservatory at no. 68 that lies in close proximity to the boundary with the application site. The boundary fence appears to measure approximately 1.8m in height with a timber trellis above measuring 0.5m. It is not considered that the proposal would have an adverse impact on amenity of the neighbouring property in terms of daylight and sunlight. No windows would be installed in the side elevation of the new extension so there would be no further loss of privacy to neighbouring properties. Although the extension would be closer to the boundary with no. 68 and longer in terms of its depth it would not be considered to have an adverse impact on the outlook from the ground floor windows of the neighbouring property. The conservatory at no. 68 has windows on each elevation and would continue to have views out towards the rear garden. The properties have long rear gardens. The proposal would not create an increased sense of enclosure when viewed from the garden of no. 68.

One letter of objection was received (with concerns raised regarding character and appearance and neighbours' living conditions) and has been taken into consideration as part of the assessment of the proposal. The proposal is not considered to be harmful to the character nor appearance of the host property nor the Conservation Area. Furthermore, it is not considered to detrimentally affect the living conditions of the residents at no. 68. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 green roof would be installed on the roof of the extension. Details of the green roof would be secured by condition.

As such, the proposal is in general accordance with Policies D1, D2, A1, CC1, CC2 and CC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 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 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](http://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 2021.

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