

Application ref: 2021/0972/P
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Date: 7 September 2021

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

Phone: 020 7974 4444

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

Robert Douge Limited
56C Colvestone Crescent
Hackney
London
E8 2LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
146 Agar Grove
London
NW1 9TY

Proposal:
Demolition of existing single storey rear extension and erection of new single storey rear extension.

Drawing Nos: P_00 Rev B; P_01 Rev B; P_02 Rev D; P_03 Rev D; P_04 Rev C; P_05 Rev D; P_06 Rev C; P_07 Rev C; P_08 Rev A, Bauder Vegetation for Extensive and Biodiverse Green Roofs; Design & Access Statement Revision B dated June 2021.

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:

P_00 Rev B; P_01 Rev B; P_02 Rev D; P_03 Rev D; P_04 Rev C; P_05 Rev D; P_06 Rev C; P_07 Rev C; P_08 Rev A, Bauder Vegetation for Extensive and Biodiverse Green Roofs; Design & Access Statement Revision B dated June 2021.

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

- 4 The green roof shall be implemented in accordance with the Bauder documents hereby approved relating to green roofs prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

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 property currently has a historic single storey rear extension. The proposal is to demolish the existing structure and extend its footprint with a modest further projection into the rear garden. The height and depth of the new structure would be matching the neighbour's extension at no. 144 Agar Grove. Overall, the scale of the proposed extension would be subordinate to the host building and wider terrace.

The proposed extension would have wide aluminium framed glazed doors into the rear garden, which would fit in with the character of the host building. The structure would be clad in glazed tiles of brick size which would bring a modern feel. The roof of the structure would be a green one which would enhance the biodiversity of the site. Overall, the proposed structure would be considered appropriate to its context and would preserve the character and appearance of the host building and wider 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.

In terms of impact on neighbouring amenity, the proposed extension would maintain the depth of the neighbouring one at no. 144, and therefore would

have no impact here. In relation to no. 148, the proposal would project beyond the existing rear line of the property; however due to the proposal's modest projection, it is considered that no significant harm would be caused to neighbouring amenity, in terms of loss of light, outlook or privacy.

No objections were received prior making this decision. 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, A3, CC1, CC2, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 2021.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer