

Application ref: 2021/1729/P
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Date: 22 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Locksley Architects
Westbourne Studios
Unit 21
Notting Hill
W10 5JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
153 Prince Of Wales Road
London
NW5 3PY

Proposal: Erection of ground floor rear extension with green roof and enlargement of existing half-width first floor extension, ground floor extension to have Crittall style doors and aluminium double glazed roof light.

Drawing Nos: E01-D, E02-D, P01-D, P02-D, D01-D-G-Green roof detail.

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: E01-D, E02-D, P01-D, P02-D, D01-D-G-Green roof detail.

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

- 4 The living roofs shall be fully provided in accordance with the details hereby approved 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.

This application is similar (in principle) to the approved application for a single storey rear extension Ref. 2020/0827/P granted 20/04/2020. The ground floor extension would be 4m rather than 2.8m and would use crittal style glazing rather than clear glazing. There would also be an extension to the first floor half-width closet wing extension.

The application building is part of a locally listed terrace but is not within a conservation area.

The extension would largely occupy what is currently a gap between the existing closet wing projection. It would project at lower ground floor level and would be single storey. The lower ground floor extension would match that approved at Flat B 155 Prince Of Wales Road under Ref. 2021/0455/P. There would be a green roof which would have an appropriate substrate depth to support the wildflower species proposed and a condition is attached to secure implementation.

The extension of the closet wing at first floor to create a larger bathroom is acceptable in terms of scale and design. It would have a similar depth to the existing first floor closet wing at neighbouring no. 155. The bulk and scale of the proposed extensions would appear subordinate to the host building and wider area. Furthermore, the extensions would not be visually prominent from within 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 crittal style glazed doors to the rear into the

rear garden, which would preserve the appearance of the host building and terrace row.

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.

The proposal would add approximately 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 to no. 151. Overall the extension in this location is not considered to result in a significantly harmful reduction of daylight and sunlight to the neighbouring occupiers. The extension would match the depth of the recently approved extension at no. 155 and therefore not materially impact the living conditions of occupiers at this property.

No objections were received prior to reaching 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 G1, CC1, CC2, CC3, D1, D2 and A3 of Camden Local Plan 2017. The development would also accord with the London Plan 2021 and the National Planning Policy Framework 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer