

Application ref: 2021/4311/P  
Contact: Ewan Campbell  
Tel: 020 7974  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 27 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Norton Ellis Architects Ltd  
Greenside House  
50 Station Road  
London  
N22 7DE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**5 Rochester Road**  
**London**  
**NW1 9JH**

Proposal:  
Demolition of 2 storey rear wing and erection of a new lower ground floor rear extension with roof terrace and green roof and a part width upper ground floor rear extension with partially glazed roof  
Drawing Nos: 315-000, 001, 002, 003, 004, 005, 006, 007, 008 (Rev D), 009 (Rev C), 010 (Rev A), 011 (Rev C), 012 (Rev E), 013 (Rev B), 014 (Rev A), 015; Design and Access Statement (September 2021 Rev A - 19.10.21)

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- 315-000, 315-001, 315-002, 315-003, 315-004, 315-005, 315-006, 315-007, 315-008 (Rev D), 315-009 (Rev C), 315-010 (Rev A), 315-011 (Rev C), 315-012 (Rev E), 315-013 (Rev B), 315-014 (Rev A), 315-015; Design and Access Statement September Rev A (19/10/21)

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Balustrade glazing
- b) External stair and railings
- c) Brickwork
- d) External doors and windows

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 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 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 CC1, CC2, CC3, CC4 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The application is for a part one part two storey rear extension at lower ground and upper ground levels with the replacement of the existing outrigger. The proposal includes a green roof, raised roof terrace and landscaping to the rear.

The original proposal involved a two-storey rear extension which was considered excessively bulky in scale and did not respond to the host property. The design included extensive glazing and materials not familiar with the area such that the overall proposal was incongruous. The scheme has now been revised so that the scale at upper ground floor is removed, the traditional outrigger retained and the materials more reflective of the character of the area.

On the lower ground floor, the extension is full width at 6.6m and projects overall 4.6m in depth. At upper ground floor, the rebuilt outrigger is similar to existing in size and form but has an adjoining conservatory that mimics the roof design and angle. The remaining ground floor roof has a terrace, rear stairs to garden, walk-on rooflight, balustrades and a small green roof.

The amended proposal provides a much more responsive development to the rear elevation of the property. The scale of the lower ground is offset by the smaller rebuilt outrigger, conservatory, terrace and green roof on the upper ground floor which provide a softer more articulated approach and positively contribute to the area. The glazing has also been significantly reduced and brick is now the dominant material. The traditional windows to the rear on the upper and lower ground floor also mean that the extension responds well to the host building. Overall the extension appears sympathetic in design and form and it is subordinate in size to the main house. The development is considered to preserve the character and appearance of the host building, adjoining buildings and Conservation Area.

Final details of the materials and green roof would be secured by pre-commencement conditions.

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 amenity, the lower ground extension matches the height of boundary garden walls; the upper floor one matches the existing outrigger in height and its glazed section is stepped away from no.6, so there is no impact on daylight to neighbours on either side. For the neighbours at no.4, the LG extension only exceeds the original line by 1.5m and the green roof means

there is adequate distance to prevent any impact on privacy and outlook. For the neighbour at no.6, the roof terrace is separated by side paths and there are no side windows to overlook. The rear 1st floor window serves a non-habitable hallway. Thus there will be no impact to no.6 in terms of privacy and outlook.

No objections have been received prior to making this decision. One neighbour has commented in support of the application. 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 No objections have been received prior to making this decision, the Rochester CAAC have raised no objection to the proposal. One neighbour has commented in support of the application. 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 the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer