

Application ref: 2021/2303/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 4 November 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

JKD Project Management Ltd
19 Sarel Way
Horley
RH6 8EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
85 Broomsleigh Street
London
NW6 1QQ

Proposal: Erection of ground floor single storey rear side infill extension and installation of railings to create a roof terrace over the rear wing in association with the existing rear dormer extensions (approved 2.6.20 ref 2020/1563/P).

Drawing Nos: A.01 Rev D, A.02 Rev D, A.03 Rev D, A.04 Rev D, A.05 Rev D, A.06 Rev D, A.07 Rev D, A.08 Rev D.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A.01 Rev D, A.02 Rev D, A.03 Rev D, A.04 Rev D, A.05 Rev D, A.06 Rev D, A.07 Rev D, A.08 Rev D.

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed side infill extension would sit at the rear of the property and mirror the infill at the adjacent property of 87 Broomsleigh Street. Due to its scale and projection, the proposed single storey extension would appear subordinate to the existing property. In terms of detailed design, the use of brick, structural glass and glass doors would fit with the existing building's character and therefore is considered acceptable. There are other examples of side infill extensions which have been granted consent in the area and now form part of the area's character.

In relation to neighbouring amenity, the extension would not project any further than that of the neighbour's side infill extension or the end wall of the existing outrigger, thus causing no harmful impact on light, outlook or privacy.

The proposed roof terrace would be added on the existing flat roof of the first storey in association with the rear dormer extension approved by planning permission 2020/1563/P. The originally proposed glazed balustrades have now been revised to metal railings which are more sympathetic to the surrounding context. The high obscure glass would have been visually imposing and bulky at high level. The first storey flat roofs currently used as terraces in the area have an informal, open nature thus, in order to respect local context and to prevent bulky glazed screens, it was requested that the scheme be revised to utilise simple open railings.

In relation to neighbouring amenity, these railings have been set back by 0.5m on all sides to mitigate the impact of overlooking back to adjoining roof dormer windows and to be sensitive to neighbouring properties. It is noted that the neighbouring property's rear wing already has a partial depth roof terrace and various sizes of roof terraces seem to be prevalent in the area.

For these reasons and due to the existing pattern of development, the proposed infill extension and revised terrace design are deemed sympathetic in terms of both neighbouring amenity and local character/context.

No objections were received during the course of this application. The planning

history of the site has been taken into account when coming to this decision.

Thus the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021 and the National 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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer