

Application ref: 2021/1693/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 24 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

Andris Berzins + Associates
4 Dartmouth Park Road
LONDON
NW5 1SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
51 Mornington Terrace
London
NW1 7RT

Proposal:

Erection of a new infill single storey rear extension with green roof, excavation to create new steps to rear garden, replacement of front lower ground floor window by a timber sash window, and erection of new bin store in front garden.

Drawing Nos: 08-293: 01 Revision A; 02 Revision A; 03 Revision A; 04 Revision A; 05 Revision A; 06 Revision A; 07 Revision A; 08 Revision A; 09 Revision A; 10 Revision A; 11 Revision A; 12 Revision A; J5180/1 Rev/Issue 1; Coö[er Associates Consulting Structural Engineers letter dated 14/07/2021; 08-293 11 Revision A - annotated CA6572/sk01.

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:
08-293: 01 Revision A; 02 Revision A; 03 Revision A; 04 Revision A; 05 Revision A; 06 Revision A; 07 Revision A; 08 Revision A; 09 Revision A; 10 Revision A; 11 Revision A; 12 Revision A; J5180/1 Rev/Issue 1; Cooper Associates Consulting Structural Engineers letter dated 14/07/2021; 08-293 11 Revision A - annotated CA6572/sk01.

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

- 4 Prior to relevant part begun, 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 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority.
- a) Front bin store, including sections at 1:10 and green roof specifications.
 - b) Materials to be used for the infill extension, to include photo of cladding sample and product specifications

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.

Informative(s):

1 Reasons for granting permission:

The proposed infill extension would sit at lower ground floor level and would infill the gap between the existing rear single storey projection and the adjacent boundary with no. 50 Mornington Crescent. The structure would be slightly set back from the rear elevation of the existing rear structure and sit modestly at lower level. Overall, the structure would have a subordinate scale, and respect the proportions of the host building and wider terrace row.

In terms of detailed design, the structure would open into the rear garden with three pane aluminium doors which would preserve the hierarchy of openings. The roof of the extension would have an extensive green roof and large rooflight. Details of the green roof would be secured by condition. The extension would be metal clad in 'Bronze' pre-patinated VM zinc or copper, details of which would be secured by condition to ensure high quality materials. Overall, the proposed structure would have a modern appearance which would contrast well with the historic building, preserving its character and appearance.

Currently the rear garden is accessed from the lower and upper ground levels through a set of steps. The proposal would include excavating the patio back and relocating the steps at the lower level, to the end of the proposed infill rear extension, with planters adjacent to the boundary with no. 50a. Structural details have been provided to demonstrate how the construction works would take place to ensure no harm to the host building or neighbouring ones. This information is accepted and considered sufficient in this instance, as there are no specific underground constraints at this property. Overall, the existing garden layout would be maintained, and no vegetation of high amenity value would be removed as a result. The proposed alterations are therefore acceptable.

The proposed replacement of non-original fanlight window to front lower ground floor level with a timber sash single glazed window is acceptable.

The proposal includes provision of a bin store in the front garden which is acceptable in principle. Whilst some details have been provided for this, additional information would be required by condition to ensure the materials and design is acceptable, notwithstanding the approved drawings. This is to ensure the proposed structure to front garden would not result in harm to the setting of the listed building.

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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 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, given the position, projection, scale and detailed design of the proposed infill extension, there would be no harm caused to the amenity of neighbouring occupiers at no. 50a, in terms of loss of light or outlook. The new steps into the rear garden would maintain similar levels of overlooking as per existing situation to the garden of 50a. No development is proposed along the boundary with no. 52, and therefore no impact would arise from the proposals.

- 2 One objection was received prior making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, A4, A5, D1, D2, CC1 and CC2 of the London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised to consider provision of dust barriers for the duration of the construction works.
- 7 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer