

Application ref: 2021/3862/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 7 December 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

Kyson Design Ltd
28 Scrutton Street
London
EC2A 4RP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

97 Greencroft Gardens
London
NW6 3PG

Proposal:

Erection of rear 1st floor extension and installation of new stair for access to the garden on ground level.

Drawing Nos: 1101, 2101, 2001, 2100, 2000, 1100, 1000, 1001, 0500, 0501, 1999, 0999.

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- 1101, 2101, 2001, 2100, 2000, 1100, 1000, 1001, 0500, 0501, 1999, 0999.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

This application is a re-submission of the scheme granted planning permission on 27/11/2017 ref. 2017/5469/P and is identical in all respects. There have been no material changes in design, heritage or amenity policies nor in the site context since the previous permission that would warrant a different assessment of this new application.

The flat currently has access to a roof terrace formed on the flat roof of the ground floor rear projection, which has an existing balustrade surround. Access to the rear of the property is currently achieved via the access to the side of the property.

The proposed rear extension would infill a recessed space to the side of an existing four storey rear projection. The addition would match the depth of this existing rear addition and would extend to the existing side wall of the property. By reason of the siting and the proportions of this addition, being entirely contained within this recessed section of the property, it would not protrude beyond the existing rear first floor building line of the property and would therefore not interrupt views along the rear of these properties to a significant degree.

By reason of its siting, scale and design, it is considered that the proposed first floor addition would not protrude conspicuously and is of an appropriate location, bulk and design, befitting of the character and appearance of the host property and conservation area. Given the rear siting of the addition, it would not be publicly visible and would not impact on the streetscene.

Similarly the external staircase is considered not to result in undue harm to the character and appearance of the property or the conservation area. Whilst it may be partially visible in glimpses to the side of the property in views from the street, it is considered not to impact on the streetscene. The staircase, being a lightweight addition in a simple black painted metal form, is considered not to cause undue harm to the character and appearance of the property and would serve to preserve the historic interest of the building and surrounding conservation area.

Special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the siting, scale and design of the proposed first floor rear extension, it is considered not to impact on the residential amenities of surrounding occupiers to a significant degree. This is particularly the case given the 1m separation distance to the neighbouring property (no. 99). Given the established presence of the existing roof terrace, the proposed external staircase is considered not to result in a harmful level of additional overlooking. Overall, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight and noise.

An objection was received following statutory consultation, identical to that received for the planning application 2017/5469/P approved on 27/11/2017. This objection 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, D1 and D2 of the London Borough of Camden Local Plan 2017, 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 centered on the page.

Daniel Pope
Chief Planning Officer