

Application ref: 2021/5323/P
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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

Absolute Lofts
Unit 10, Patch Park Farm
Ongar Road
Abridge
Essex
RM4 1AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
95 College Place
London
NW1 0DR

Proposal: Loft conversion to include rear roof extension and rear terrace with privacy screens, and installation of 3 rooflights to front roof slope.

Drawing Nos: ST_JAN 22_95COL_001, ST_JAN 22_95COL_002 Rev C, H.M Land Registry Location Plan.

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 drawings:

ST_JAN 22_95COL_001, ST_JAN 22_95COL_002 Rev C, H.M Land Registry Location Plan.

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.

- 4 The 1.7m high screen around the terrace and the window in the side (north facing) elevation of the dormer extension on the rear wing shall be opaque/of obscure glass and permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed roof extensions on the rear roof slopes of the main building and on the rear wing would not detract from the quality of the townscape or result in any significant loss of amenity for any neighbouring occupiers.

The proposed roof extension would sit 250mm below the ridge line, project full width on the rear roof slope and approximately half way along the roof of the rear wing. The extension has been revised by reducing its projection along the rear wing, making it more subservient, maintaining the roof form and existing architectural features such as chimney breast. The structure would have double doors and Juliet balcony on the main rear slope and a terrace along the rear wing. Proposed materials would match existing and a green roof would be installed on top which is accepted.

The rear wing would accommodate a terrace accessed from the new extension. A high opaque privacy screen would be installed to enclose the terrace. The sloped end of the rear wing would be preserved and the terrace would sit within. Overall this would maintain the architectural form of the rear wing which is accepted.

Part of the extension, on the main rear roof slope, would be similar to the existing extension on the main rear roof slope at the immediately neighbouring site, 97 College Place, and the extension on the rear wing would be similar to the extension which has been undertaken at no. 94 on the other side of the road, and granted consent under planning permission 2014/1387/P on 30/07/2014.

CPG Home Improvements seeks to ensure that roof extensions are subservient to and not harmful to the form of the roof. Furthermore, it states that existing historic extension should be considered as being part of the character of the area.

Given the existing previous extensions, the roof's limited visibility from the public realm and as the building is not listed nor in Conservation Area, the proposed roof extension would not result in harm to the host building, terrace row or wider townscape.

The proposed three rooflights in the front roof slope would be suitably sized and positioned so as to maintain the character of the roofscape and the appearance of the streetscene. No significant harm would be caused to the townscape or to the amenity of any neighbouring occupiers, given the nature of the development.

In relation to the impact on neighboring amenity, the side windows on the proposed roof extension would be obscured glazed, and secured by a compliance condition to ensure no harmful overlooking impact would occur to the occupiers at no. 95. For the same reason the terrace would be surrounded by a privacy screen made of an opaque material of 1.7m in height, which is accepted.

In terms of loss of light and outlook, given the scale and design of the proposals, pattern of development and sun orientation, it is unlikely that harmful loss of light would be caused to the amenity of no 97, or no. 93.

No objections were received from neighbouring properties following statutory consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. It also accords with the London Plan 2021 and the provisions of 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



Daniel Pope
Chief Planning Officer