

Application ref: 2021/5344/P
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Date: 23 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Tierney Architects
14 Bevington Road
London
W10 5TN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Priory Road
London
NW6 3RE

Proposal: Two storey side and rear infill extension, changes to and creation of new windows and doors, enlargement of garden terrace.

Drawing Nos: IN/050 Rev C, IN/051 Rev C, IN/052 Rev C, IN/101 Rev C, IN/102 Rev C, IN/103 Rev C, IN/105 Rev C, IN/200 Rev C, IN/201 Rev C, GA/101 Rev C, GA/102 Rev C, GA/103 Rev C, GA/105 Rev C, GA/200 Rev C, GA/201 Rev C, GA/202 Rev C

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:

IN/050 Rev C, IN/051 Rev C, IN/052 Rev C, IN/101 Rev C, IN/102 Rev C, IN/103 Rev C, IN/105 Rev C, IN/200 Rev C, IN/201 Rev C, GA/101 Rev C, GA/102 Rev C, GA/103 Rev C, GA/105 Rev C, GA/200 Rev C, GA/201 Rev C, GA/202 Rev C

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 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The newly created upper floor windows, hereby approved, shall be obscure glazed and fixed shut up to a height of 1700mm above the floor level which they serve.

Reason: In order to protect the privacy of neighbouring occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

- 5 The flat roof of the rear extension, hereby approved, shall not be used as a roof terrace and any access on to the roof shall be for maintenance of the roof only and no other purpose.

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

- 6 Prior to installation of the green roof, green roof details including the species, planting density, substrate (and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof), and a programme for a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority.

The green 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 of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered to be acceptable in terms of design. After amendments, the two-storey rear extension would be subordinate to the

host building in height and mass and would be made of materials which matches the host property. The proposed new windows and altered windows and door would be of an appropriate design and siting, in keeping with the existing fenestration. The enlargement of the hard paved terrace in the garden is also considered to be acceptable, it would not occupy an excessive proportion of the garden, sufficient soft landscaped garden space would be retained. The addition of a green roof above the new extension is welcomed as it would assist in promoting biodiversity, flood mitigation, and urban cooling. The design, scale, siting and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. The extension would be an infill development which would not extend beyond the established rear building line. No harmful views would be afforded into neighbouring habitable windows. The newly created upper floor windows are to be obscure glazed and fixed shut up to 1700mm above floor level.

One objection was received following statutory consultation. This has since been withdrawn following amendments to reduce the height and massing of the proposal. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 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.
- 3 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.

- 4 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).

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