

Application ref: 2021/5782/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

Unit 44 Regent Studios
London
E8 4QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**28 Stratford Villas
London
NW1 9SG**

Proposal:

Demolition of existing two storey rear wing and balcony staircase and erection of new two storey full width rear extension. Alterations to entrance and installation of replacement window at lower ground floor level at the front.

Drawing Nos: 205-00: - 000, 001, 010, 011, 012, 013, 014, 020, 030, 031, 100, 101, 102, 103, 104 A, 200, 300, 301, Design & Access Statement (EBBA Architects - November 2021)

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/document:

205-00: - 000, 001, 010, 011, 012, 013, 014, 020, 030, 031, 100, 101, 102, 103, 104 A, 200, 300, 301, Design & Access Statement (EBBA Architects - November 2021)

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.

- 4 Notwithstanding the details shown on the plans hereby approved, full details of a green roof on the approved rear extension shall be submitted to and approved by the local planning authority prior to commencement of development. 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 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.

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 The roof of the extension hereby permitted shall at no time be used as a balcony or amenity terrace.

Reason: To protect the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The proposal to demolish the existing rear outrigger and balcony and to erect a full width two storey rear extension of the same depth as the existing outrigger would not harm the appearance of the site or the character or appearance of the Conservation Area. The extension aligns with the established building line at the rear, which comprises several similar two storey full width rear extensions (e.g. nos. 24, 30, 32), and would preserve the predominant form and scale of the building and the terrace; it would not be incongruous or over-dominant on the building.

While comprising full height glazing at lower ground and upper ground levels, the rear extension would not be overly visible in the public domain and there would be no harm to the character and appearance of the Conservation Area as a result of the design. There is a variety to the extensions at the rear of the terrace, in terms of their architectural designs, and the proposed design with full height, full width glazing would be contemporary but would not detract from the significance of the Conservation Area or the visual amenity of neighbouring occupiers.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

The two storey rear extension would not harm the amenity of any neighbouring occupiers in terms of light, privacy or outlook.

The extension would project no further to the rear than the existing lower ground floor rear extension and is sited alongside the solid walls of the two storey rear extensions of adjoining neighbouring properties (nos. 26 and 30). Thus the proposal would not harm the daylight, sunlight, outlook or privacy of the adjoining sites. It would similarly not result in any excessive additional overshadowing of any neighbouring gardens.

The use of the flat roof of the extension as a terrace would potentially result in direct overlooking of the immediately adjoining sites. A condition is therefore recommended to prevent the use of the flat roof of the extension as a terrace.

Furthermore, given the contemporary style of the extension, it is considered appropriate to attach a condition to secure the provision of a green roof, in the interests of the appearance, amenity and biodiversity of the site. The applicant has agreed in writing to the application of such a condition.

No objections have been received prior to making this decision. The planning history of the site and relevant planning history of neighbouring sites have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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



Daniel Pope
Chief Planning Officer