

Application ref: 2021/3929/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Catfish Studio Limited
19 Foxley Road
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SW9 6ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
195 Prince Of Wales Road
London
NW5 3QB

Proposal: Refurbishment of a single family dwellinghouse, post fire damage, with changes including: single storey rear extension, terraces at ground, first floor and roof level, formation of a blue/green roof, and landscaping to the front and rear gardens.

Drawing Nos: 258/600 rev A, 258/080 Rev G, 258/085 rev F, 258/089, 258/100-B, 258/101-E, 258/102-D, 258/103-B, 258/104-C, 258/105-D, 258/110-C, Aegaea
Drainage Statement letter dated 21/02/2022.

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: 258/600 rev A, 258/080 Rev G, 258/085 rev F, 258/089, 258/100-B, 258/101-E, 258/102-D, 258/103-B, 258/104-C, 258/105-D, 258/110-C, Aegaea Drainage Statement letter dated 21/02/2022.

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 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission.

The refurbishment of a single family dwellinghouse, post fire damage. The proposal seeks in principle to restore the building to its former condition with changes including: a rear extension at lower ground level, terraces at upper ground and roof level, formation of a blue/green roof, and landscaping to the front and rear gardens. The property is not in a conservation area but part of a terrace of well-preserved, locally listed properties.

In terms of the rear extension of the lower ground floor to the rear, this would project approximately 1700mm further than the existing outrigger. Although the extension would be full width, this is considered acceptable given the narrow width of the site. The extension would be lowered by an additional 500mm to increase floor to ceiling height and will be built in reclaimed yellow London stock brick with glass sliding doors providing access to the rear garden. This materiality is considered respectful of the original building, and the increase in glazing acceptable at this lower level of the facade. Due to its scale and bulk and the protrusion of the traditional outrigger above, the proposed single storey element would appear a subordinate addition to the host building.

The rear outrigger is to be reinstated, approximately 1000mm taller than the original. This is accepted as clearly referencing the traditional feature but with a slight variation in volume which is acceptable particularly given the differing heights of adjacent outriggers of no 193 and 197. There are also taller

outriggers along the terrace at nos 179, 177 and 171 so there are some established small variations to this repeated feature along the terrace already. The variation in height also speaks to the undulating window fenestration along the rear of the terrace. The proposal has been revised to omit an extension at upper ground floor in order to respect the pattern of half-width outriggers along the rear of the terrace.

The design has been revised to incorporate a metal balustrade on the upper ground terrace as employed at the first floor terrace, instead of a glass one which is considered to introduce inconsistency to the rear façade and would not respect the traditional architecture of the host building, nor match adjoining neighbours.

The original butterfly roof will not be reinstated but replaced with a flat, blue/green roof and associated roof terrace. The existing butterfly roofs are not visible at all from the public realm due to a consistent front parapet, so there will be no perceived heritage loss. The terrace at roof level would be restricted to the rear of the roof, again, so that there is no perceivable change from the streetscape.

In terms of fenestration, window positions to the rear are being regulated but would remain identical at the front. To the front, windows will be replaced with like-for-like units in terms of thickness and position of glazing bars, bricks are to be cleaned of paint and repointed, and details such as cornices and architraves are to be repaired and redecorated. Slatted timber structures to the front garden will provide cycle and bin storage, the cycle shed will have a zinc roof. These are considered modest in scale, would match the slatted timber element proposed to the front boundary wall and would not detract from the character of the property. To the rear, windows will be timber framed sash windows, and doors giving access to terraces will be glazed. These are considered acceptable changes and respectful of the host building.

In terms of amenity, the proposal has been assessed in regards to daylight, sunlight and overlooking to neighbours. Although some window positions are slightly different and glazing has been somewhat increased on the rear elevation, it is considered that the proposed glazing would not have any harmful overlooking impact. In terms of the new terraces proposed to the rear, they are not considered to introduce any overlooking above and beyond the existing mutual overlooking already possible from existing terraces on adjacent facades, particularly noting the second floor terrace to no 197. The terrace proposed at main roof level is well set back from the roof parapet wall, as well as the front of the building, and therefore is not considered to pose any adverse overlooking impact. The heightened outrigger and single storey extension are considered acceptable in terms of daylight and sunlight levels to adjacent lower ground and ground floor windows of no 193 which are south facing.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

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

policies of the London Plan 2021 and 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.

- 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer