

Application ref: 2021/4027/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Email: [Enya.Fogarty@camden.gov.uk](mailto:Enya.Fogarty@camden.gov.uk)  
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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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ConForm Architects  
The Building Society  
55 Whitfield Street  
London  
W1T 4AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**25 Greencroft Gardens**  
**London**  
**NW6 3LN**

Proposal:

Erection of a full width single storey rear extension to ground floor flat (C3)

Drawing Nos: 001; 010; 101; 111; 112; 121; 122; 151; 161; 162; 171; 172; 201 P2; 202; 211 P2 ; 212 P2; 222 P2; 223; 224; Design and Access Statement dated August 2021 prepared by Riba; Daylight and Sunlight Assessment dated August 2021 prepared by T16 Design Ltd; Arboricultural Report prepared by Tamla Trees dated December 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans-  
001; 010; 101; 111; 112; 121; 122; 151; 161; 162; 171; 172; 201 P2; 202; 211 P2 ; 212 P2; 222 P2; 223; 224; Design and Access Statement dated August 2021 prepared by Riba; Daylight and Sunlight Assessment dated August 2021 prepared by T16 Design Ltd

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment report by Tamla Tree consulting arborists ref. 03694R dated December 2021. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored in accordance with section 5.9 of the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission-

The proposal seeks to partially demolish the existing rear bay extension and erect a full width rear extension. It is noted that other neighbouring properties have also extended at the rear including no.29, 31 and 33 Greencroft Gardens. Previously a 4m deep full width rear extension was approved under planning ref. 2018/1241/P. This application has been revised and there is now no work proposed to the existing internal floor level.

The size, scale, bulk and design of the proposed single storey rear extension is considered to form a proportionate and appropriate addition that respects the character and setting of the host and neighbouring properties. A reasonably sized rear garden will be retained. Its contextual design and subordinate size would not harm the character and appearance of the surrounding conservation area, particularly given the prevalence of similar sized extensions along this side of Greencroft Gardens.

The extension would be comprised of red aggregate to match the brick and Terrazzo columns in grey/green aggregate and would have glazed timber doors and frameless skylights to maximise light. Whilst modern in its detailed approach this is considered to sit well against the building and within the conservation area. The materials would allow the development to be read as a later addition to the building and given its location at ground and lack of visibility from the public realm it is not considered to detract from the character and appearance of the host property or conservation area.

A Daylight and Sunlight assessment was submitted which demonstrates that the rear extension would have a minor impact on sunlight received to neighbouring properties. The proposal would meet the BRE recommendation and is considered acceptable. In addition the proposal is not considered to cause any amenity concerns in terms of loss of privacy, overshadowing or overlooking.

The proposal may result in a loss of outlook to the ground floor window of no. 27 Greencroft Gardens. However, it is considered that the loss of outlook would be minor due to the context of the neighbour within the terrace and it is therefore acceptable.

The proposal 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 tree officer has been consulted for the application and considers arboricultural method statement is sufficient subject to a condition attached.

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

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and 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](http://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



Daniel Pope  
Chief Planning Officer