

Application ref: 2021/6182/P
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Development Management
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Clive Sall Architecture
2 Providence Yard
Ezra Street
London
E2 7RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**106 Torriano Avenue
London
NW5 2SD**

Proposal:

Erection of a single storey first floor rear extension with side door to existing roof terrace

Drawing Nos: 1086 000 (PL1), 1086 001 (PL1), 1086 010 (PL1), 1086 011 (PL1), 1086 012 (PL1), 1086 013 (PL1), 1086 020 (PL1), 1086 021 (PL1), 1086 030 (PL1), 1086 031, 1086 100 (PL1), 1086 101(PL1), 1086 102 (PL1), 1086 103 (PL1), 1086 200 (PL1), 1086 200, 1086 202 (PL1), 1086 300 (PL1), 1086 301; Design and Access Statement (December 2021), 1086_Living Roof Details (PL1), Scheme of Maintenance and Planting Species and Density

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- 1086 000 (PL1), 1086 001 (PL1), 1086 010 (PL1), 1086 011 (PL1), 1086 012 (PL1), 1086 013 (PL1), 1086 020 (PL1), 1086 021 (PL1), 1086 030 (PL1), 1086 031, 1086 100 (PL1), 1086 101(PL1), 1086 102 (PL1), 1086 103 (PL1), 1086 200 (PL1), 1086 200, 1086 202 (PL1), 1086 300 (PL1), 1086 301; Design and Access Statement (December 2021), 1086_Living Roof Details (PL1), Scheme of Maintenance and Planting Species and Density

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.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

This application follows earlier pre-application advice under 2021/3758/PRE where this first floor rear extension was proposed along with a roof extension which is not within this application.

In terms of scale and bulk, the proposal is considered acceptable. There are a number of rear additions on the first floor which are of a similar scale and design rendered in white with a flat roof design. It is considered that the addition would not harm the appearance of the host building or character of the area as first floor rear additions form part of the character of this row of properties along this part of the street. Within the pre-application advice, the insertion of a small window to break up a blank rear elevation was recommended. The design within this proposal has incorporated this which is welcomed.

The materials of powder coated aluminium and white render for the extension is in keeping with the extensions adjacent and so can be considered acceptable.

The green roof is also a welcome addition to enhance biodiversity and sustainability. Further details have been provided and agreed by the Council's

Tree Officer who considers them to be suitable for the site.

In terms of amenity the extension is on the shared boundary of no. 108. While the extension extends 4.8m in depth and 2.9m in height, the rear terrace is significantly stepped down compared with the terrace at no.108 and also there is a 1.7m high timber screen fence along this whole boundary. This means the extension only appears 1.7m in height along the boundary to match the existing fencing, thus there will be no impact on outlook or daylight to neighbours.

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, A3, D1 and CC1 of the Camden Local Plan 2017 and policies D3 and D4 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer