

Application ref: 2021/5288/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Carolyn Squire Architect
122 Church Walk
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A 15 Lady Somerset Road
London
NW5 1UR**

Proposal:

New rear extension at lower ground level with roof terrace and external staircase, metal balustrade, replacement of window to double doors, all to flat.

Drawing Nos: 1653/02; 1653/03 Rev B; 1653/04 Rev B; Site location plan

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: 1653/02; 1653/03 Rev B; 1653/04 Rev B; Site location plan .

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 and D3 of Kentish Town Neighbourhood Plan 2015.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details including sections at 1:10 for the proposed railings.The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and D3 of Kentish Town Neighbourhood Plan 2015.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs 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 G1, CC1, CC2, CC3, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application building has a sheer rear elevation, and the proposed rear extension would extend along its full width. There are other full width extensions within the terrace and the proposal would fit in within this character.

The proposed extension due to its scale and projection would appear as a subordinate addition to the host building. The property benefits from a long rear garden, and the proposal would maintain an adequate amount for the amenity of occupiers.

In terms of detailed design, the structure would be built in materials to match the existing building. The rear elevation would include window and door openings which preserve the hierarchy of spaces across the building, details of which would be secured by condition. Overall, the proposed rear extension would preserve the character and appearance of the host building and wider terrace.

In terms of impact on neighbouring amenity the proposed rear extension would be approximately the same height as the existing brick boundary wall with no. 13A, and therefore it is unlikely that harmful loss of light, outlook or overlooking would occur. Whilst the brick boundary wall with no. 17 is lower, due to the proposal's modest projection and gap between the buildings, no significant harm to neighbouring occupiers would arise.

Above the rear extension a new balcony is proposed. The existing window would be replaced with double doors to provide access, which would maintain the existing opening. This would be set in from the boundaries and have a proportionate expansion, surrounded by traditional metal railings, details of which to be secure by condition. A green roof would be installed on the remaining areas of the flat roof, details of which to be secured by condition.

In terms of impact on neighbouring amenity, the proposed terrace has been set in from the neighbouring boundaries, to ensure limited impact. As the plot boundary with no. 13A extends inwards towards the garden of the application site, the overlooking impact from the terrace would not be significant, to require refusal of the scheme.

Overall, the proposed development would preserve the character and appearance of the host building, terrace row and wider area. No objections were received prior 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, A4, A3, D1, D2 of Camden Local Plan 2017, and policies D3 of Kentish Town Neighbourhood Plan 2015. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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



Daniel Pope
Chief Planning Officer