

Application ref: 2021/4952/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 13 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Ian Trehearne
20
New End Square
London
NW3 1LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Rear of
41 Brecknock Road
London
N7 0BT**

Proposal:

The erection of single storey rear first floor extension to form a 1 x 2bed self-contained flat.
Drawing Nos: 079.001;079.11; 079.20; 079.30; 079.110; 079.111; 079.120; 079;130;
079.131 and covering letter from Planning Law.

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: 079.001;079.11; 079.20; 079.30; 079.110; 079.111; 079.120; 079;130; 079.131 and covering letter from Planning Law.

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 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 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, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The proposed Sheffield stand as shown on drawing number 079.110 shall be provided in its entirety prior to the first occupation of the new unit, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application proposes the erection of a single storey extension to the rear at first floor level. The proposed extension would be partially erected on the flat roof of the ground floor rear addition; the extension would be designed with a side facing sliding door with access to the flat roof where it is proposed to install metal balustrade with new planters for the use of the flat roof as a roof terrace. The proposed works combined with the internal alterations proposes to convert part of the existing ground floor and the proposed first floor extension to accommodate a 2Bed 4P maisonette. The existing ground floor flat would remain unchanged.

The 2Bed 4P self-contained unit measures approximately 93sqm which exceeds the Nationally Described Space Standards of 79sqm for two bedroom flats over two floors. The flat would be considered to have sufficient levels of daylight and sunlight as well as sufficient ventilation. The internal layout of the new flats is considered acceptable.

With regard to housing mix, Policy H7 (Large and small homes) seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The Dwelling Size Priorities Table states that 2 bedroom market units are a high priority. The proposal would result in the addition of a 2Bed 4p self-contained unit which is a high priority of the borough and the proposed work relates seeks to maximise the housing provision on the site.

The proposed first floor extension would be built with materials that match the existing consisting of London Stock bricks. Aluminium frame windows are proposed to the rear with aluminium framed door that open onto the proposed terrace area. The existing 2m high timber balustrade enclosure would be replaced with metal balustrade and a 1.8m high privacy screen with planters. The proposed structure would extend to match the depth of the ground floor extension, be 4.13m wide and 3.14m high with a flat green roof design. Given that the surrounding rear garden areas already host a variety of extensions with various depths and heights, officers do not consider the proposed scale and massing would not appear out of character within its context. although marginally higher than the height of the existing first floor balustrades. The introduction of contemporary design detailing with corner bay window, green walls and roof appears appropriate for this backland site. Officers consider the design and detailing would allow the development to remain subordinate to the host building.

Officers consider the proposed extensions would appear complementary in scale and massing to the host building by virtue of size and materials.

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Officers welcome the introduction of a green roof detail in order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. A condition would be added requesting details are submitted for approval.

The application site is in a PTAL Rating 4 Zone. The applicant has provided 2 cycle parking spaces on the ground floor in a small recessed area adjacent to the entrance door to the rear ground and first floor flat, which is welcomed.

In line with Policy T2 of the adopted Local Plan, the Council expects all new developments to be secured as "car free" by means of a Section 106 Agreement. This will prevent the future occupants from being able to apply to the Council for on-street parking permits, thus reducing reliance on the use of private cars and encouraging the use of more sustainable modes of transport such as walking, cycling and public transport, and helping to alleviate traffic congestion, parking stress, and the ensuing pollution and impacts on air quality. The proposed 2Bed 4P maisonette would be car-free, secured by section 106 legal agreement.

The proposed first floor rear extension would incorporate side elevation openings look towards the rear garden areas No.39 and 43 Brecknock Road. It is noted that overlooking concerns relating to the rear garden area of No.39 would be mitigated by the presence of a balustrade enclosure along the roof terrace area given its height would be similar to existing. With regards to overlooking towards No.43 officers consider the surrounding rear gardens already benefit from mutual overlooking, given the high density character of the surrounding areas. Whilst it is noted that the proposed side elevation windows would facilitate some indirect overlooking it is not considered that this would be of a scale significant enough to warrant a refusal.

As the proposed development comprises mostly internal alterations with the exception of the first floor extension, and no basement excavation, it is considered that a Construction Management Plan is not required in this instance.

One comment was received from the Neighbouring Forum who raised no objection to the proposed works. The site's planning history was taken into account when determining this application. This application was determined on the basis of revised drawings submitted. Officers requested revisions to clarify the proposed floor space calculation and elevation views.

As such, the proposed development is in general accordance with Policies H1, A1, A3, A4, D1, T1, T2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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.

- 6 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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