

Application ref: 2021/5437/P  
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Date: 27 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](mailto:planning@camden.gov.uk)

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68A Strafford Gate  
Strafford Gate  
Potters Bar  
EN6 1PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**36 Camden Square  
London  
NW1 9XA**

Proposal:

Amalgamation of basement flat with upper floors to form one single dwellinghouse, erection of single storey side extension, installation of a ground source heat pump enclosure in front garden, fenestration alterations and replacement double glazed windows to front and rear, and the addition of 2 rooflights to the front and side roofslopes.

Drawing Nos: 001 rev 2, 002 rev 2, 003 rev 2, 004 rev 2, 005 rev 2, 006 rev 2, 007 rev 3, 007a rev 2, 008 rev 2, 009 rev 2, 010 rev 2, 011 rev 2, 012 rev 2, 013 rev 2, 014 rev 2, 015 rev 2, 016 rev 2, 017.

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: 001 rev 2, 002 rev 2, 003 rev 2, 004 rev 2, 005 rev 2, 006 rev 2, 007 rev 3, 007a rev 2, 008 rev 2, 009 rev 2, 010 rev 2, 011 rev 2, 012 rev 2, 013 rev 2, 014 rev 2, 015 rev 2, 016 rev 2, 017.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 In respect of the proposed ground source heat pump and any associated plant, noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roofs on the proposed side extension, porch and heat pump enclosure 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;
  - 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Policy H3 of Camden's Local Plan 2017 seeks to resist the loss of two or more residential units subject to various criteria. It also states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case with this proposal. No loss of residential floorspace is proposed, only the conversion of the existing lower ground floor flat and ground to third floors maisonette into one single family dwellinghouse. The proposed large dwellinghouse would provide a good standard of accommodation for current and future occupiers. The amalgamation would return the property to its original use as a large family dwelling and therefore aligns with the established character of the Conservation Area.

Policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

The proposed external alterations are fairly modest: a side extension and fenestration alterations to the lower ground floor, a ground source heat pump enclosure to the front garden, double glazed windows and the addition of two rooflights to the front and side roofslopes. The proposal for the side extension has been revised and reduced in size considerably to respect the historic visual gap between semi-detached properties and is now considered sympathetic to the streetscene and wider conservation area. The side extension is restricted to a single storey at the lower ground floor and would be perceived as modest in size, not unduly noticeable from the street and from neighbouring properties. It is similar to other neighbouring ones and is considered neither bulky nor incongruous in context of the host building, surrounding properties or wider conservation area.

In terms of detailed design, the new side extension would be in keeping with the host building in reclaimed London stock brick to the side and rear elevations and rendered to match the main façade to the front. Sedum roofs to the side extension and porch will enhance the overall sense of greenery and biodiversity to the site. More details of green roofs will be secured by condition.

Two new rooflights are proposed to the front and side roofslopes. These are very modest in size and are not considered to be conspicuous. There are existing rooflights on front and side roofslopes along Camden Square seen at several nearby properties, therefore these additions will not be considered out of character with the street as it exists. Double glazing window units will be like-for-like in terms of fenestration and thickness of glazing bars where proposed. The fenestration changes to the lower ground floor on front and rear front façades are not readily visible from the street and their design and materials are considered appropriate.

The property will use a ground source heat pump solely for heating which is welcomed as a renewable energy source. The system will be wet heating system used for underfloor heating. The structure within the front garden will appear no higher than the front boundary wall, will have a green roof and thus will not harm the front garden landscape or character of the streetscene.

Overall it is considered that the various alterations and extensions will not harm

the character and appearance of the host building, streetscene and 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.

- 2 In terms of amenity, the proposal is modest and restricted in terms of additional floor area to the lower ground floor which does not project beyond front or rear building lines. It is not considered to have any harmful impact on adjoining residents in terms of loss of outlook, privacy, sunlight or daylight.

Three objections were received from neighbouring owner/occupiers and one objection from the CAAC; these concerns are considered to be resolved by the significant revisions to the scheme. In response, the CAAC have withdrawn their objection. These responses and the planning history of the site have been taken into account when coming to this decision.

The proposed development is thus in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017, and with the provisions of the London Plan 2021 and the National 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 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).
- 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](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.

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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer