

Application ref: 2021/5362/P
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Date: 10 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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IMAGE Architecture Limited
86 North End Road
London
NW11 7SY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 Shepherd's Walk
London
NW3 5UL**

Proposal:

Erection of a single storey rear extension, replacement of roof with an enlarged roof with enlarged front dormer and two rear dormers; facade alterations including installation of timber cladding to the front/rear elevations.

Drawing Nos: 2125-PL-101; 2125-PL-102 REV01; 2125-PL-103 REV01; 2125-EL-201; 2125-EL-202; 2125-EL-203 REV01 and 2125-EL-204 REV01.

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; 2125-PL-101; 2125-PL-102 REV01; 2125-PL-103

REV01; 2125-EL-201; 2125-EL-202; 2125-EL-203 REV01 and 2125-EL-204 REV01.

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

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought for the erection of a single storey, lower ground floor rear extension, the provision of a replacement, enlarged roof with an enlarged front dormer and two rear dormers. On the front elevation it is proposed to install timber cladding at first floor level and to replace the existing entrance door. The proposed roof would be constructed in zinc.

The site is not designated as being a 'positive contributor' in the Conservation Area and there is a range of architectural styles and forms at adjoining sites. The re-modelled zinc roof with enlarged front dormer and two rear dormers would not detract unduly from the varied character of the street or Shepherd's Walk buildings.

The elevational alterations, including installation of black charred vertical timber boards on white rendered walls would provide satisfactory contrast with the traditional London Stock brick below and would be appropriate to the style and age of the host building and appearance of the streetscene and Conservation Area.

It is proposed to extend the rear at lower-ground floor level by 900mm to create an enlarged kitchen and dining area with glazed voids to link the interior with elements of the garden. The glass box extension would be an appropriate design at lower-ground floor and would not harm the appearance of the building or the visual amenity of surrounding occupiers.

The alteration to the main entrance would introduce windows slots to allow natural light into the hallway which is currently lacking. The wall would be clad in black charred vertical timber boards to match the proposed first floor timber finishes. The garage/storage and side gate is proposed to be painted in black to match colour of the new proposed finishes.

The Council's Conservation Officer was consulted and raised no objection to the revised scheme. Both the roof and rear extension would represent

subservient additions which would not harm the appearance or townscape value of the building or the group which it forms part of. The façade and fenestration treatment is considered acceptable and would be in general accordance with D1 and D2 of the Local Plan 2017.

The proposed roof would not project any higher than the roof being replaced and whilst there would be a marginal increase in width by approximately 0.6m, the proposed roof extension would not result in any undue obscuring or overshadowing of any neighbouring windows or gardens. Moreover, the proposed roof extension would not be unduly overbearing when viewed from any adjoining rooms or gardens.

The proposal would not result in significant noise or disturbance for any surrounding occupiers and it would not give rise to any more significant overlooking than that which currently exists to the rear given the dormer extension would replace the existing.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of The Planning (Listed and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Act (ERR) 2013.

One objection was received from the neighbouring property regarding the bulk and scale of the proposed roof extension and the proposal has been revised to address the neighbours' concern. The roof extension would not result in an increase in height. Moreover, the height and bulk has been significantly reduced from the original submission.

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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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.

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