

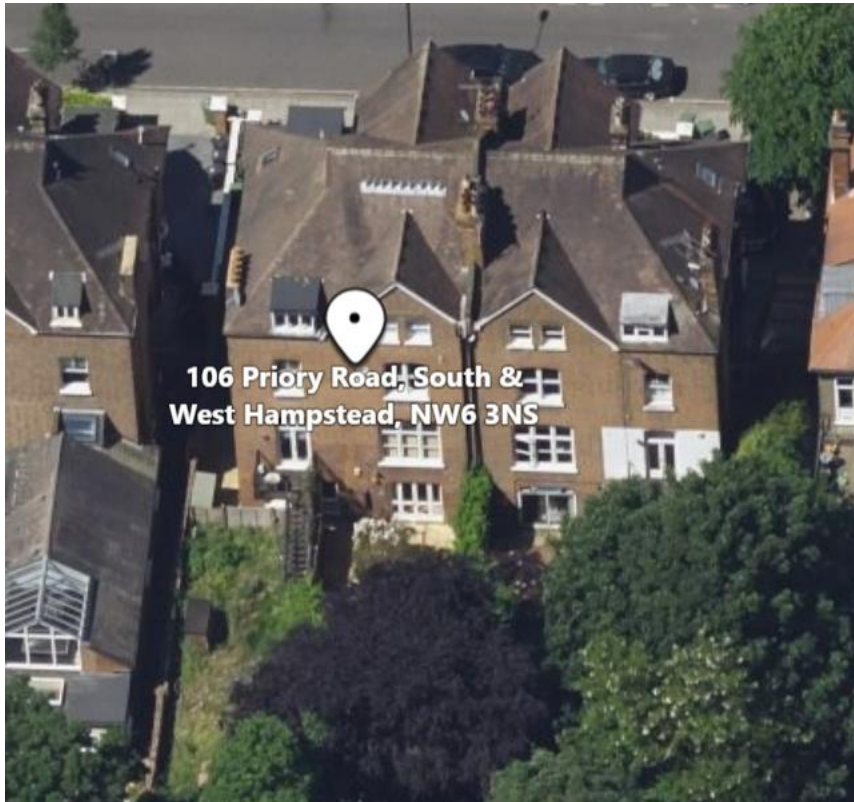
Photo from Street view

1. Existing front elevation



Photo from Bing

2. Aerial photograph from the rear



3. Existing and proposed rear elevations

Existing rear elevation



Proposed rear elevation



Delegated Report		Analysis sheet	Expiry Date:	04/02/2022
(Members Briefing)		N/A	Consultation Expiry Date:	01/05/2022
Officer			Application Number(s)	
Fast Track Team			2021/6050/P	
Application Address			Drawing Numbers	
Flat 1 106 Priory Road NW6 3NS			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey extension at rear lower ground floor level and associated fenestration alteration.				
Recommendation(s):		Grant Conditional Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
CRASH response:	<p>Site notice was displayed from 06/04/2022 to 30/04/2022 Press notice was published on 07/04/2022 and expired on 01/05/2022</p> <p>The Combined Residents' Association of South Hampstead (CRASH) objected to the proposals as follows:</p> <ul style="list-style-type: none"> - <i>"Inconsistency between the positioning of rooflights,</i> - <i>Rooflights to be obscure to lessen both light pollution and nuisance to neighbours,</i> - <i>No details given on the form of paving and loss of more garden to hard landscaping,</i> - <i>Refusal to install a green roof."</i> <p>Officer response:</p> <p>The design, material, dimensions, siting and visibility of the proposal have already been assessed during the 2015 application, along with any impact on neighbouring amenity, and are considered to be appropriate within the particular site context. The design is subordinate and consistent with the building with no demonstrable impact on amenity.</p> <p>Revisions:</p> <p>The proposed section (drawing No. AP220 R01) was revised during the course of the application to amend the positioning of the rooflights in order to rectify the inaccuracy of the original drawing. It was also decided to amend the paving from a "porcelain" type to an alternative permeable paving solution ("setts" type) in order to meet CRASH's concern.</p> <p>Key considerations:</p> <p>1) Design</p> <p>In terms of detailed design, the use of stock bricks and glazing to the rear and flank elevation is appropriate to the host building. Furthermore, the associated alteration of a door into a window is of a consistent design and pattern to the host building.</p> <p>2) Amenity</p> <p>The proposed extension would be 3.2m in height, which is 0.6m higher than the adjoining neighbour's boundary wall and would not contribute to visual harm as the extension would only be visible from the private properties to the rear elevation.</p> <p>The development would not have a detrimental impact to the adjoining neighbours' amenity in terms of loss of light, outlook or privacy. The terminating height, 0.6m above the boundary wall, would not allow views into the adjoining properties, nor would it diminish sunlight/daylight levels in a detrimental way.</p> <p>The proposed skylights would be a minimum of 0.6m away from the first-floor window, it is therefore not anticipated the skylights would have a detrimental impact in terms of light pollution.</p> <p>3) Sustainability</p> <p>The proposed lower ground floor rear extension by virtue of its scale, height and location is subordinate to the 3-storey host building. The part width extension, at 5.3m in length would still retain a garden depth of 8.6m.</p> <p>In order to accommodate the paving, a proportion of the garden would become hard landscaping, but it is still considered that a decent amount of garden would remain.</p>					

	<p>The objection from CRASH requests that a green roof is included on the extension. Camden Planning Guidance supports the inclusion of green roofs particularly where there would a reduction in soft landscaping. This is not the case in this instance as the extension is replacing an area which is currently a hard landscape. Therefore, in light of this and the planning history of the site, it would not be appropriate to resist the proposal on this basis.</p>

Site Description

The application site comprises a 3-storey Victorian detached house. The house contains a total of four flats and Flat 1 is on the lower ground floor with entrance on the side elevation. There is a private side path from the front to the rear garden. The property is located on Priory Road near the junction with Compayne Gardens. The house has red brick on the front and the extension to which the work is proposed at the rear would also be made of bricks. It also has a pitched brown slate roof.

106 Priory Road is not a listed building, but it sits within the South Hampstead Conservation Area. The building is identified as making a positive contribution to the conservation area (South Hampstead Conservation Area Statement, adopted February 2011).

Relevant History

At the application site:

Flat 1, 106 Priory Road

2015/2663/P Erection of single storey extension at rear lower ground floor level and associated fenestration alteration.
Planning permission granted on 08/07/2015

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

A1 – Managing the impact of development
D1 – Design
D2 – Heritage
CC1 – Climate change mitigation
CC2 – Adapting to climate change

Camden Planning Guidance

CPG Home Improvements (January 2021)
CPG Design (January 2021)
CPG Amenity (January 2021)
CPG Sustainability (2021)

South Hampstead Conservation Area Statement (adopted February 2011)

Assessment

Planning permission is sought for the erection of single storey extension at rear lower ground floor level and associated fenestration alteration. It was previously granted on 08/07/2015 (ref: 2015/2663/P).

The 2015 permission was subject to conditions including the standard 3-year commencement condition. The permission therefore expired on 08/07/2018. Although not implementable, this remains a material consideration.

The principle to the development is acceptable, in line with the previous granting of permission. The assessment of the current application therefore focuses on any material changes in planning policy and guidance, or any changes in the built context of the site and surroundings since the time that the original permission was granted.

Updated Policy

The adopted policies at the time of the 2015 assessment were the Local Development Framework and the London Plan March 2015. Supplementary Planning Guidance in the form of Camden Planning Guidance 2011 (Amenity) and 2015 (Design and Sustainability) was also considered. The Local Development Framework has been superseded by the adoption of the Local Plan in 2017. The London Plan 2015 has been superseded by the London Plan 2021. Updated Camden Planning Guidance was adopted in 2021.

The current development plan does not introduce any new issues that would affect the assessment of the proposals. The principles of design and amenity have not significantly altered. The extension remains a subordinate addition with appropriate design and no demonstrable impact on amenity, as set out in the decision notice for 2015/2663/P (Appendix 1).

Site Circumstances

The site circumstances are not considered to have changed since the time of the original assessments and they have been no subsequent planning approvals at the application site or any neighbouring sites that would materially alter the assessment.

RECOMMENDATION: Grant permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th May 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Lida Kokorelia
Kokorelia Architects Limited
14 Aberdare Gardens
London
NW6 3PY

Application Ref: **2015/2663/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Priory Road
London
NW6 3NS

Proposal:
Erection of single storey extension at rear lower ground floor level and associated fenestration alteration
Drawing Nos: AP00 00, AP100 00, AP101 00, AP110 00, AP111 00, AP120 00, AP112 00, AP200 R1, AP201 R01, AP210 00, AP211 R01, AP213 00, AP220 00 and 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans AP00 00, AP100 00, AP101 00, AP110 00, AP111 00, AP120 00, AP112 00, AP200 R1, AP201 R01, AP210 00, AP211 R01, AP213 00, AP220 00 and Site Location Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The proposed lower ground floor rear extension by virtue of its scale, height and location is subordinate to the 3-storey host building. The part width extension, at 5.3m in length would still retain a garden depth of 8.6m..

The proposed extension would be 3.2m in height, which is 0.6m higher than the adjoining neighbour's boundary wall and would not contribute to visual harm as the extension would only be visible from the private properties to the rear elevation.

In terms of detailed design, the use of stock bricks and glazing to the rear and flank elevation is appropriate to the host building.

The associated alteration of a door into a window is of a consistent design and pattern to the host building

The development would not have a detrimental impact to the adjoining neighbours' amenity in terms of loss of light, outlook or privacy. The terminating height, 0.6m above the boundary wall, would not allow views into the adjoining properties, nor would it diminish sunlight/daylight levels.

The site's planning and appeal history has been taken into account when coming to this decision. Two objections were received following statutory consultation which has been addressed separately; please see the consultation summary sheet.

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 or appearance of the conservation area, under s.72 of the Listed Buildings and

Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

Application ref: 2021/6050/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 26 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

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Kokorelia Architects Ltd
29 Kings Avenue
LONDON
N10 1PA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
106 Priory Road
London
NW6 3NS

DECISION

Proposal:

Erection of single storey extension at rear lower ground floor level and associated fenestration alteration.

Drawing Nos: Site Location Plan; AP00 Rev. 00; AP100 Rev. 00; AP101 Rev. 00; AP110 Rev. 00; AP111 Rev. 00; AP112 Rev. 00; AP120 Rev. 00; AP200 Rev. 01; AP201 Rev. 01; AP210 Rev. 00; AP211 Rev. 01; AP212 Rev. 00; AP213 Rev. 00; AP220 Rev. 01; Design and Access Statement dated December 2021.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; AP00 Rev. 00; AP100 Rev. 00; AP101 Rev. 00; AP110 Rev. 00; AP111 Rev. 00; AP112 Rev. 00; AP120 Rev. 00; AP200 Rev. 01; AP201 Rev. 01; AP210 Rev. 00; AP211 Rev. 01; AP212 Rev. 00; AP213 Rev. 00; AP220 Rev. 01; Design and Access Statement dated December 2021.

Reason:

For the avoidance of doubt and in the interest of proper planning.

DRAFT

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 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.
- 3 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

Chief Planning Officer

DRAFT

DECISION