

Application ref: 2021/5773/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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AMP Architecture Studio
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4 Cole Park Road
Twickenham
TW1 1HW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
74 Savernake Road
London
NW3 2JR

Proposal:
Single storey, wrap around rear extension with green roof and new terrace at first floor, new patio, new windows to side elevation at ground floor level, all to dwelling.

Drawing Nos: 140-S-001; 140-S-002; 140-E-016; 140-E-010; 140-E-014; 140-E-013; 140-E-015; 140-E-012; 140-E-011; 140-P-020 Rev F; 140-P-021 Rev E; 140-P-025 Rev D; 140-P-025 Rev B; 140-P-023 Rev C; 140-P-040.

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:

140-S-001; 140-S-002; 140-E-016; 140-E-010; 140-E-014; 140-E-013; 140-E-015; 140-E-012; 140-E-011; 140-P-020 Rev F; 140-P-021 Rev E; 140-P-025 Rev D; 140-P-025 Rev B; 140-P-023 Rev C; 140-P-040.

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.

- 4 Prior to the end of the next available planting season, following completion of the development or any phase of the development, at least four replacement trees planting, to front and/or rear garden, shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal relates to a semi-detached single-family dwelling, located in Mansfield Conservation Area. The site is bordered to the rear by the

Overground railline and Parliament Hill Park. The application building and the others along this side of the street have been built with two storey outriggers. The properties along the street have been previously extended at ground level with extensions of various shapes, which maintain a subordinate relation to the host buildings and general pattern of development, therefore, the principle of extension is considered acceptable.

Through negotiation with the applicant, the proposed rear extension and terrace have been revised during the course of the application; to ensure the proposal would be subordinate to the host building, respect the pattern of development, be sympathetic to the character and appearance of the host building, neighbouring ones and wider area, and ensure no harmful impact would be caused to neighbouring amenity, as explained below.

The proposed rear extension would extend along the side of the existing rear outrigger and further into the rear garden with a single storey wraparound extension. The extension would be subordinate in scale and respect the existing pattern of development. The structure would have simple design with windows along the side elevation and large glazed doors opening into the rear garden. A patio would surround the extension with planters and steps into the garden.

Above the extension a terrace area would be provided which would replace an existing balcony at first floor level. The terrace has been reduced in size to extend only with the same width as the existing outrigger and match the depth of neighbours one at no. 76, and not along the side facing no. 72. There is a character along the street of balconies and terraces to the rear at different levels. The proposal would fit in with this character. The terrace would be modest and surrounded by traditional metal railings. Based on the information provided, there is an existing privacy screen along the boundary with no. 76's terrace, and this would be retained, which is accepted. Rooflights are proposed on the flat roof of the extension and one area with a green roof.

The proposal includes removal of three cherry trees along the boundary with no. 72, and two *laelandii* cypress along the boundary with no. 76. The cypress trees are located in an unsustainable position, being in really close proximity to the rear extension at no. 76 and potentially causing structural damage, and therefore their removal would be supported. The three cherry trees are of small scale and growing in very close proximity to the shared boundary wall with no. 72. They are not located in a sustainable position and therefore their removal would be supported. To compensate the loss, a condition would be attached to the decision to ensure at least four trees would be replanted in the rear and/or front garden.

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.

One objection has been received from the adjacent neighbour at no. 76, in relation to the external staircase and roof terrace which would overlook their garden. The external staircase has been removed during the application

process and the terrace reduced in size. There is an existing screen in between the application building and no. 76 and this would be retained and therefore not harmful overlooking would be caused. In terms of the impact from the proposed extension, given the property at no. 76 has been extended with a deeper extension than the one proposed, there would be no significant impact caused in terms of loss of light, outlook, or overlooking.

In relation to the impact on the occupiers at no. 72, the reduction in size of the ground floor extension and terrace has removed any significant impact to their amenity in terms of loss of light, outlook, or privacy. The proposed windows along the side of the building facing no. 72 would not cause significant overlooking given the existing gap between the buildings.

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, A2, A3, D1, D2 of Camden Local Plan 2017. 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer