

Application ref: 2022/1321/P
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Verona, Bolney Road
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RG9 3NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 Berkley Road
London
NW1 8YR**

Proposal: Erection of a new two storey rear extension following demolition of existing rear extension.

Drawing Nos: C33185-100, C33185-101 A C33185-102 A, C33185-103, C33185-104,
C33185-104

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- C33185-100, C33185-101 A C33185-102 A, C33185-103, C33185-104, C33185-104

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 The flat roof of the rear extension shall not be used as a roof terrace or other amenity space and shall only for used for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal originally included a front dormer window but this has been removed from the scheme following concerns from the Council regarding its size and appearance. Further revisions have been made to the proposal including reduction in glazing.

It is considered that the two storey extension's overall scale and location remains subservient to the host property which is 3 storeys in height. A section of the upper ground floor part of the extension would be set back from the rear elevation of the lower ground floor extension to break up the mass of the extension. Whilst modern in appearance the vertical proportions of the host building are respected. The glazing is broken up by solid elements and therefore the extension does not appear dominant in relation to the brick built host property. The extension would also not screen any feature of historic interest to the rear.

In terms of character and development in the immediate area, there are a number of full width extensions which the properties on Regent's Park Road benefit from. The neighbouring property (no.4) also benefits from a symmetrical lean-to extension and, whilst the matching lean-to on site is being demolished to make way for a new extension that is contemporary in design, they are not linked and have different materials and form. This means that any symmetry being lost is not considered harmful or an important feature to retain.

In terms of amenity, the site and no.4 both benefit from lean to extensions, as discussed, extending approximately 3.7m in depth. The proposed extension will not extend any further and whilst slightly taller than the existing arrangement will still fall under the parapet along the boundary. Therefore due to the location and height of the existing lean-to extension on no.4, the impact to amenity including outlook and daylight is not considered to be significant. In relation to the increase in height of the shared boundary wall to 2.0m, the

garden wall is already at 1.0m and the small increase would not impact on sense of enclosure and improve privacy. Furthermore because the boundary wall is to the north of no.4, there would be limited or no daylight/sunlight impacts.

In relation to the other neighbour (no.168 and no.170 Regent's Park Road), the extension would run along 3.8m of their rear boundary and increase the height of boundary wall by 2.8m. Whilst this is a considerable height increase, the ground floor unit for both no.168 and no.170 are commercial with residential units above on the first, second and third floor. This means that the impact on amenity would not be significant for the residential units and, whilst there would be a loss of daylight for the commercial unit, this is not considered harmful considering the nature of the commercial use.

A condition is placed on the application in order to prevent the flat roof of the extension being used as a balcony or amenity space. Whilst this feature would be incongruous in terms of design, the condition further protects the privacy and perception of overlooking for the neighbouring properties.

- 2 The development is considered to preserve the character and appearance of the 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.

The Primrose Hill Conservation Area Advisory Committee (CAAC) raised objections to scale and the amount of glazing. Revised plans were received to address these concerns and the CAAC have subsequently withdrawn their objection. 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 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 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



Daniel Pope
Chief Planning Officer