

Application ref: 2022/0172/P
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Date: 27 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Timothy Smith & Jonathan Taylor LLP
85 Second Avenue
Manor Park
London
E12 6EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7 Stratford Villas
London
NW1 9SJ**

Proposal:

Erection of single storey rear extension at lower ground floor; installation of replacement sash windows throughout, new lower ground floor side windows and entrance door and new side boundary gate; demolition of existing double garage and erection of single storey outbuilding in garden.

Drawing Nos: 253-P-101.A, 253-EX10.A, 253-P-102.A, 253-P-100.B, 253-P-103, CR_WRSS_A, Bauder Blanket system, Green Roof maintenance procedure, Vegetation-Guide-Bauder, OAS22-203-AR01 July 2022.

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: 253-P-101.A, 253-EX10.A, 253-P-102.A, 253-P-100.B, 253-P-103, CR_WRSS_A, Bauder Blanket system, Green Roof maintenance procedure, Vegetation-Guide-Bauder, OAS22-203-AR01 July 2022.

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 and boundary, 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 outbuilding hereby approved shall only be used for ancillary purposes to the main dwelling (7A Stratford Villas) and shall not be used as an independent, self-contained residential dwelling or business unit.

Reason: In order to protect the residential amenities of neighbouring occupiers and to prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

- 5 The living roof 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 and A3 of the London Borough of Camden Local Plan 2017.

- 6 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. 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 new full width extension with a lantern rooflight and green roof would be subordinate in size and form to the host building. Its height, footprint and size are considered appropriate and similar to other rear extensions along this terrace of properties. The new extension uses a traditional design and materials and its use of stucco and London stock brick respects the style of the host building. The green roof would reduce rainwater run-off and contribute to visual amenity and biodiversity. The applicant has provided details of the green roof to demonstrate sufficient substrate depth to support the species proposed.

All the existing metal and pvc windows will be replaced with timber framed double glazed sash windows in a traditional glazing pattern which is welcomed. The existing door and window openings on the ground floor gable elevation of the building will be rationalised and realigned with a new relocated entrance door to the flat. A new gate opening for this will be created in the side boundary wall. The existing cast-iron railings will be refurbished and gaps infilled. All these alterations are acceptable in location and design.

A new studio/home office is to be built at the end of the garden on the footprint of the existing double garage which will be demolished. Although somewhat higher than the existing garage but with a similar pitched roof, the replacement studio is considered acceptable in terms of bulk, size, design and location. It would be set back from the street with the same building line as the existing garage. The design is traditional and reflects the sort of mews building that might be found in such a location. Materials and glazing are traditional and reflective of those found in the conservation area.

Overall the extensions and alterations will not harm the character or appearance of the host building, streetscene or conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The rear extension would be set against a high brick wall and rear extension on the boundary with no. 9 and therefore would not impact upon light and outlook to this property. The outbuilding would not impact upon light or outlook to neighbouring properties given its similar footprint and scale to the existing garage block here. A condition is imposed to require the outbuilding to only be used for ancillary purposes to 7A Stratford Villas.

An arboricultural report has been submitted to assess the removal of two trees in the rear garden. The report identifies the Norway Maple and Pittosporum as category C trees which are of low ecological and visual amenity value; both have poor form and are likely to damage the adjoining boundary wall. Thus the removal of these two trees would not harm the conservation area. Mitigation is proposed in the form of new pleached trees to the western boundary which would add a green aspect to the street. The rear garden will also be re-landscaped with lawn and SUDs-compliant permeable paving.

No objections were received prior to making this decision and the site's planning history was taken into consideration when reaching this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer