

Application ref: 2022/2750/P
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Date: 6 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Davies Architects
28 Elliott Square
London
NW3 3SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Healey Street
London
NW1 8SR**

Proposal:

Erection of rear extensions at ground and first floors and a roof extension at third floor; installation of solar panels above the roof extension and an air source heat pump on rear 1st floor roof; and replacement of the front boundary brick wall with metal railings.

Drawing Nos: HEA-EX-50-01; HEA-EX-50-02; HEA-EX-50-03; HEA-EX-50-04; HEA-EX-50-05; HEA-EX-50-06; HEA-EX-50-07; HEA-PL-50-00; HEA-PL-50-01; HEA-PL-50-02; HEA-PL-50-03; HEA-PL-50-04; HEA-PL-50-05A; HEA-PL-50-06; HEA-PL-50-07A

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 D1 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- HEA-EX-50-01; HEA-EX-50-02; HEA-EX-50-03; HEA-EX-50-04; HEA-EX-50-05; HEA-EX-50-06; HEA-EX-50-07; HEA-PL-50-00; HEA-PL-50-01; HEA-PL-50-02; HEA-PL-50-03; HEA-PL-50-04; HEA-PL-50-05; HEA-PL-50-06; HEA-PL-50-07.

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

Informative(s):

- 1 Reasons for granting permission-

The proposal consists of a mansard roof extension to create a third storey which is considered acceptable in terms of its scale, form, design and setting to the subject building. The extension would be set back from the front and rear parapets and would be of similar scale and design to those at Nos. 8 (permitted in April 2018) and 4 Healey Street, directly adjoining the subject site to the south and north. Given that the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm, it is considered that the proposed development would be largely unseen from the street and would be sympathetic to the host building and the area.

The proposal also consists of ground and first floor extensions to the rear. The extension to the ground floor will infill the current space between existing rear outbuildings and will not project beyond adjoining extensions and would be similar in scale and size to them. The extension to the first floor will be marginally larger than the existing part-width projection with a modest 600mm increase to its length to reduce direct overlooking from the adjoining building.

The additional storey and rear extensions, due to their scale, size, projection and footprint, are considered to be subordinate to the host dwelling, neighbouring ones and the wider area and are acceptable in size and design. Similar extensions have been built at no. 4, 8, 13, 14 and 21 Healey Street. Given the nature of neighbouring development, the proposed development is considered to be acceptable and would not be out of character in this context. The proposed design and materials would reflect the character and appearance of the host building and neighbouring ones which is accepted.

The proposal, being contained substantially within the envelope of current existing structures, would not result in any significant additional overshadowing, overlooking or overbearing impacts on either of the immediately adjoining properties and thus their light, outlook and privacy would not be affected.

One comment about design was received in relation to the works. This and the application site's planning history were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer