

Application ref: 2022/0531/P
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Date: 14 September 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Brass Architecture
86-90 Paul Street
Hackney
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

130 Mill Lane
London
NW6 1NE

Proposal:

Erection of replacement ground floor rear extension and new rear side infill extension plus new inset roof terrace on rear roofslope.

Drawing Nos: A.00.1, A.00.2, A.01.1, A.01.2, A.01.3, A.01.4, A.01.5, A.01.6, A.01.7 rev A, A.01.8 revision C, A.04.4, A.04.5 rev A, A.04.6 rev A, A.03.2.

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: A.00.1, A.00.2, A.01.1, A.01.2, A.01.3, A.01.4, A.01.5, A.01.6, A.01.7 rev A, A.01.8 rev C, A.04.4, A.04.5 rev A, A.04.6 rev A,

A.03.2.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The replacement rear extension will have the same footprint as the existing extension and would remain one storey. The fenestration would be three patio doors to replace the existing two small windows. The side extension is similarly modest, one storey and maintaining a side passageway. In terms of detailed design, the two extensions would be in brickwork to match the rest of the house. The side infill extension would have a pitched roof, falling towards to the property boundary with rooflights. Both extensions are considered modest and appropriate in bulk and design.

The inset roof terrace has been halved in size and is now considered subordinate in size to the main building and less prominent on the rear roofslope, now set back behind the chimney. The roof terrace would be set in approximately 0.8m from the eaves of the roof and would have a traditional black metal railings. The inset roof terrace would be visible from the public realm on Narcissus Road but, as it sits below the ridge line of the roof, it should not be unduly conspicuous nor fundamentally change the roof form. Because of the inset of the balcony within the pitched roof, it would be hidden from view from the rear of nearby properties on Solent Road.

In terms of neighbouring amenity, the side infill extension and replacement rear extension are not considered to cause any harm in terms of loss of daylight, sunlight, privacy or outlook to any of the surrounding properties. The rooflights to the side infill extension are intended to bring natural light into the interior rather than create a view out and are not considered to look directly into any habitable windows nearby. The roof terrace due its reduced size will not result in any overlooking to neighbouring windows.

One objection was received as a result of public consultation in regard to noise and nuisance from the roof terrace. The roof terrace has been halved in size which will limit the number of people it can accommodate and subsequently any potential noise disturbance to adjacent neighbours. The terrace is also set completely below the existing roof ridge which acts as a privacy screen to adjoining no 128.

The aforementioned objection and the planning history of the site have been

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 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:

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

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