

Application ref: 2022/1053/P
Contact: Matthew Dempsey
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Date: 16 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
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Hut Architecture
Studio 408, 134- 146 Curtain Road
London
EC2A 3AR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
Temple Heath Lodge.
33 Templewood Avenue
London
NW3 7UY

Proposal: Erection of roof extension to replace existing, and enlarge window opening at first floor NW corner elevation.

Drawing Nos: Site Location Plan E001, Existing drawings: E011, E012, E013, E030, E031, E032, E033, E040, E041. Proposed drawings: E003, E011A, E012A, E013B, E030D, E031E, E032A, E033D, E034B, E040A, E041B, E052E. Design and Access statement (HUT H477_Templewood).

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: Site Location Plan E001, Existing drawings: E011, E012, E013, E030, E031, E032, E033, E040, E041. Proposed drawings: E003, E011A, E012A, E013B, E030D, E031E, E032A, E033D, E034B, E040A, E041B, E052E. Design and Access statement (HUT H477_Templewood).

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

This application follows on from an approved scheme for similar works at the host site (application reference 2018/4874/P, dated 07/06/2019).

The application proposes the replacement of the existing conservatory style roof extension with a more solid structure of a similar form. The proposed addition would have a zinc roof with three roof lights, and grey aluminium framed windows. It is noted the previous scheme specified white aluminium framed windows.

The proposed development has a high quality finish and is considered to be an improvement on the existing situation with a reduction in overall glazing. Given the rooftop position, it would be entirely visible from public and private views within the conservation area; nevertheless, it is considered to be a positive contribution to the building compared to the existing situation. It is noted that

whilst the property is close to a Grade II listed building at no. 9 West Heath Road, the proposal would not impact upon its setting.

The proposed design shall maintain the same dimensions as the existing, and causes no harm to the character and appearance of the property, nor to the historic interest of the conservation area. The proposal is considered to be of a sensitive design and high quality finish, appropriate to its siting within a conservation area and visibility from the public realm. Details of the material finish shall be required by condition to ensure a satisfactory appearance.

Considerable importance and weight has been attached to any harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The Neighbourhood Forum commented on the proposals suggesting the inclusion of a green roof. The applicant considered this but did not incorporate it due to the impact this would have on the design of the roof, and the required roof build up. The site's planning history was 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, Policies SD1, SD2, SD4, SD5 and BGI3 of the Redington Froggnal Neighbourhood Plan 2021, 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer