

Application ref: 2022/2682/P
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Date: 14 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Thomas-McBrien Architects
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England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
35 Priory Terrace
London
Camden
NW6 4DG

Proposal:

Erection of a single storey rear garden level extension with changes to windows and doors on the side elevation at lower ground.

Drawing Nos: 2106_PRI_P-010_Site Location Plan_P1, 2106_PRI_P-020_Block Plan_P1, 2106_PRI_P-100_EX Ground Floor Plan_P2, 2106_PRI_P-101_EX Roof Plan_P1, 2106_PRI_P-110_PR Ground Floor Plan_P2, 2106_PRI_P-111_PR Roof Plan_P1, 2106_PRI_P-200_EX Section AA_P1, 2106_PRI_P-210_PR Section AA_P1, 2106_PRI_P-300_EX Front Elevation_P1, 2106_PRI_P-301_EX Rear Elevation_P1, 2106_PRI_P-302_EX Side Elevation_P2, 2106_PRI_P-310_PR Front Elevation_P1, 2106_PRI_P-311_PR Rear Elevation_P1, 2106_PRI_P-312_PR Side Elevation_P2, Design and Access Statement June 2022_P1

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

2106_PRI_P-010_Site Location Plan_P1, 2106_PRI_P-020_Block Plan_P1, 2106_PRI_P-100_EX Ground Floor Plan_P2, 2106_PRI_P-101_EX Roof Plan_P1, 2106_PRI_P-110_PR Ground Floor Plan_P2, 2106_PRI_P-111_PR Roof Plan_P1, 2106_PRI_P-200_EX Section AA_P1, 2106_PRI_P-210_PR Section AA_P1, 2106_PRI_P-300_EX Front Elevation_P1, 2106_PRI_P-301_EX Rear Elevation_P1, 2106_PRI_P-302_EX Side Elevation_P2, 2106_PRI_P-310_PR Front Elevation_P1, 2106_PRI_P-311_PR Rear Elevation_P1, 2106_PRI_P-312_PR Side Elevation_P2, Design and Access Statement June 2022_P1

Reason:

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

- 3 Prior to above ground works, details of the maintenance for the green roof on the flat roof of the extension as indicated on the approved roof plan shall be submitted to and approved by the local planning authority.

The green roof shall be fully provided in accordance with the approved plans and design and access statement prior to first occupation, and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 All new external work shall be carried out in materials as shown on the approved plans. Where the materials are not specified on the approved plans, they shall resemble, as closely as possible, in colour and texture those of the existing building.

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.

- 5 The flat roof of the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 6 Prior to the occupation of the development hereby permitted, the high-level window on the side elevation of the extension, as shown on drawing 2106_P-312 rev P2, shall be fitted with obscure glass and be non-opening, and shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted on 8/11/2019 under reference 2019/2373/P for the 'Erection of a single storey rear extension' and not built. This current application proposes the same proposal as the recent application above for a single storey rear extension, however the key differences are the detailed design, depth and roof form.

The proposed single storey rear extension is subordinate in scale and location to the host building, and respects the character and setting of neighbouring buildings. The design is modern, with a flat roof and rooflight, which is appropriate for the conservation area and the white rendered finish would match that of the host building. It would project 3.8m from the rear of the host building which is modest and similar in scale to other extensions and projections in the area. The flat roof would project 0.2m at the eaves which is minimal and the glazing on the rear elevation would be in keeping with the character and appearance of the host building. There are numerous extensions of similar depth further along this side of Priory Terrace, and the development would not result in harm to the character of the area.

The extension would extend beyond the rear of the existing extension at the neighbouring property No. 33 by 0.8m, which is acceptable in terms of scale. Due to the proposed extension's modest height, length, width and distance from the boundary, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, overbearing or added sense of enclosure. The roof light is appropriate in size and siting, and would not result in significant light spill to the windows of other flats. The high level window on the side elevation would be obscured glazed to avoid overlooking.

The application proposes a green sedum roof to the flat roof of the extension, which is welcomed and would balance the loss of green space as a result of the development. A condition has been attached to the decision to secure implementation and details of the maintenance of the green roof. A condition is also attached to prevent the flat roof being used as a roof terrace, as to not raise neighbouring amenity concerns in accordance with policy A1.

One letter of support was received, and one objection was received on the basis of the proposed gate relocation and depth of the extension. Officers secured a revised scheme to address concerns about the relocation of the gate. The site's planning history and relevant appeal decisions were taken into

account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017. The proposal 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 above the printed name and title.

Daniel Pope
Chief Planning Officer