

Application ref: 2022/1319/P
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Development Management
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Busilis
18 Temair House
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SE10 9JX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

82 Greencroft Gardens
London
Camden
NW6 3JQ

Proposal:

Erection of rear extension, fenestration alterations to rear, roof terrace with access from bedroom, green roof above existing extension, minor alteration to/removal of windows on side elevations.

Drawing Nos: B013-E-B, B013-E-GF, B013-E-1F, B013-E-2F, B013-E-3F. B013-E-EL1, B013-E-EL2, B013-E-EL3, B013-E-EL4, B013-E-S1, B013-P-GF.V6.3, B013-P-1F.V6.4, B013-P-2F.V3.0, B013-P-GF.V6.3, B013-P-3F.V1.1, B013-P-EL2, B013-E-EL4, B013-P-S1, B013-P-S2, B013-E-EL1 rev A, B013-P-GR.1, Maintenance Schedule for Wallbarn M-Tray Green Roof Systems, Wallbarn M-Tray Installation Guide, Wallbarn Sedum Species- 2021, The GRO Green Roof Code, Wallbarn M-Tray Modular Green Roof System.

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: B013-E-B, B013-E-GF, B013-E-1F, B013-E-2F, B013-E-3F, B013-E-EL1, B013-E-EL2, B013-E-EL3, B013-E-EL4, B013-E-S1, B013-P-GF.V6.3, B013-P-1F.V6.4, B013-P-2F.V3.0, B013-P-GF.V6.3, B013-P-3F.V1.1, B013-P-EL2, B013-E-EL4, B013-P-S1, B013-P-S2, B013-E-EL1 rev A, B013-P-GR.1, Maintenance Schedule for Wallbarn M-Tray Green Roof Systems, Wallbarn M-Tray Installation Guide, Wallburn Sedum Species- 2021, The GRO Green Roof Code, Wallbarn M-Tray Modular Green Roof System.

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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for a rear infill extension alongside an existing part-width rear extension, and the installation of a small roof terrace at first floor level. There are many full width rear extensions found to the rear of properties along the south side of Greencroft Gardens, and as such it is considered an established pattern in the locality and acceptable in principle.

The proposed single storey rear extension would be subordinate to the host building. The design, scale, siting and materials of the extension would be in keeping with the character and appearance of the host property and wider area, and as such the character and appearance of conservation area would remain preserved.

The glazing to the roof and rear elevation the new room mean it would function similarly to a conservatory. The extent of glazing will result in a lightweight appearance which increases the acceptability of the infill and subsequent full-width extension. Given its siting at lower level and the surrounding being enclosed from any public views, the use of aluminium for the extension's fenestration is acceptable and would help differentiate the extension from the original building. In terms of materiality, brick to match the existing and aluminium framed glazing is proposed which is considered unlikely to detract from the host property. Additional greenery (sedum trays) is a welcome addition to the roof of the existing extension however it is noted this is not a proper of permanent green roof

Replacement of a window with a door is proposed at first floor level to provide

access onto a new roof terrace. The door is designed as an elongated window and retains the rhythm of the rear façade, and its relationship with the window arch above. The terrace would be particularly modest in length and projection, set back on the roof and offset from the property boundaries, approximately 4m from no 84 and approximately 5m from no 80. For this reason no concerns of overlooking are perceived. Two windows are to be removed from the side elevation to the west as well as minor fenestration changes to the remaining windows, these changes are considered acceptable.

The proposed extension is not considered to result in any detrimental impact on neighbouring amenity. The infill extension is likely to protrude approximately 1.5m further than the ground floor rear extension to the adjacent property boundary with number 80, which is considered reasonable and not likely to have a significant negative impact. Overall, it is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 021; and the provisions of 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

- 5 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



Daniel Pope
Chief Planning Officer