

Application ref: 2020/5378/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Mutiny Architecture Ltd
Flat 604 Avenue Heights
5 Avenue Road
London
N6 5DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

64 St Augustine's Road
London
NW1 9RP

Proposal: Amalgamation of 2x 1-bedroom flats into 1x 4-bedroom maisonette at lower ground and ground floor level, erection of a three-storey rear extension, installation of terrace and balustrade at ground and first floor level and external staircase to rear garden at ground floor level, addition of 2x rooflights on rear roof, erection of an outbuilding in rear garden and associated works and removal of 6x trees.

Drawing Nos: Location Plan, 212-PRP-099-01, 212-PRP-100-01, 212-PRP-101-01, 212-PRP-102-01, 212-PRP-103, 212-PRP-200, 212-PRP-300, 212-PRP-302-01, 212-PRP-301, 212-PRP-500-02, 212-PRP-501-02, Arboricultural Impact Assessment by SJ Stephens Associates dated 21/04/2021, 212-EX-099, 212-EX-100, 212-EX-101, 212-EX-102, 212-EX-103, 212-EX-200, 212-EX-300, 212-EX-301, 212-EX-302 and Planning, Heritage and Design and Access Statement by Mutiny dated 18/11/2020

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:

Drawing Nos: Location Plan, 212-PRP-099-01, 212-PRP-100-01, 212-PRP-101-01, 212-PRP-102-01, 212-PRP-103, 212-PRP-200, 212-PRP-300, 212-PRP-302-01, 212-PRP-301, 212-PRP-500-02, 212-PRP-501-02, Arboricultural Impact Assessment by SJ Stephens Associates dated 21/04/2021, 212-EX-099, 212-EX-100, 212-EX-101, 212-EX-102, 212-EX-103, 212-EX-200, 212-EX-300, 212-EX-301, 212-EX-302 and Planning, Heritage and Design and Access Statement by Mutiny dated 18/11/2020

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

- 3 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) 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.

- 4 Prior to commencement of the relevant works, full details in respect of the living green roof in the area indicated on the approved drawings (Drawing Nos: 212-PRP-500-02 and 212-PRP-501-02) shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Tree Protection Plan within the Arboricultural Impact Assessment by SJ Stephens Associated dated 21/04/2021. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved Arboricultural Method Statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby approved should only be used for ancillary purposes to the residential unit and not as a separate or independent use/residence.

Reason: To safeguard the amenities of the adjoining properties and the area generally in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal would result in the net loss of 1 x 1-bedroom residential unit. Local Plan Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would form a larger home, the proposal would not be contrary to Policy H3 of the Camden Local Plan and is considered acceptable. The proposal would result in the loss of 1-bed lower priority home to a 4-bed lower priority home. Given that the priority level are unchanged, the proposal is considered to be acceptable.

The new maisonette would comply with national space standards and have good access to daylight/sunlight, particularly for the habitable rooms, and have access to private outdoor amenity space in the form of front and rear garden.

The proposed three-storey rear extension would be full-width on the lower ground floor and half width on the ground and first floor. To mirror the rear extension at No. 66 Augustine's Road, the rear extension would be 4.5m deep from the original rear elevation at lower ground and ground floor level and have a reduced depth of 2.1m on first floor level. The rear extension is one floor below the eaves of the host building and is considered to be a subservient addition. The extension would be constructed in London Stock brickwork to match the host building and the new fenestrations would be painted timber to be in keeping with the character and appearance of the host building and the Camden Square Conservation Area. Overall, the proposed rear extension would match the existing extension at No. 66, improve the balance between the pair of the semi-detached properties and is considered acceptable.

The proposed terraces would be on the roof the new rear extension and located on the ground floor and first floor level. Black painted metal balustrade would be installed on the edge of the terraces. A new blacked painted metal external staircase between the ground floor and lower ground rear garden would also be installed along the boundary shared with No. 66. Due to their rear positions, the terraces and balustrades would not be visible from the public view. It is also observed that the some properties, such as the adjacent No. 66 has a terrace with metal balustrade on the rear elevation and other properties along the street, such No. 48, has a rear staircase leading to the rear garden from ground floor. As such, the proposed terraces and staircase are considered to be in keeping with character of the locality and are considered acceptable in this instance.

Two conservation style rooflights would be installed on the rear roof slope. Due to their rear position, they would not be visible from the streetscene. The size and design of the rooflights are considered to be subordinate to the roof slope. It is noted that many properties along the street, including the adjacent No. 66 have rear rooflights installed. As such, the rooflights are considered acceptable.

The proposed single storey outbuilding would be 7.16m deep x 5.8m wide and erected at the end of the rear garden. The outbuilding would be used as a home office/gym/children's playroom and ancillary to the use of the main dwelling. It would have a green roof, double-glazed sliding doors facing the host building and timber cladding. Whilst the massing of the outbuilding is substantial, given that the rear garden is unusually deep, it is considered to be subordinate to the host building and would sit comfortably within the setting of the rear garden. It is also observed that similarly sized outbuildings are built at the neighbouring properties such as No. 66 and No. 72. As such, the proposed outbuilding is considered acceptable. [cont'd]

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.

By virtue of the nature of the proposal, the works are not considered to cause additional harm to the amenity of adjoining residential occupiers. A timber screen would be installed on top of the party wall with No. 66 to prevent overlooking from the ground floor terrace into No. 66's rear garden. The potential of overlooking by the new terraces on first and ground floor level is considered no more serious than the existing rear windows.

The Council's Tree officer has reviewed the submitted Arboricultural Impact Assessment and considers the removal of 6x Category U or Category C small trees to make room for development to be acceptable from an arboricultural point of view. Conditions have been attached to ensure that arboricultural method statement and tree protection plan are provided and implemented. A condition securing the details of the green roof on the ancillary outbuilding has also been attached.

The applicant has indicated that they would remain in the property following completion of the development. Due to the property being amalgamated into a single unit, there would be reduced stress on the local parking requirements. Although new residential development is expected to be car free; under these circumstances it is considered that a car-free development does not need to be secured. Whilst no cycle parking has been provided, it is considered that sufficient space exists within the new maisonette to accommodate cycles.

Given the limited nature of the proposed works, the imposition of a Construction Management Plan is not considered necessary in this instance.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. One comment from the Camden Square CAAC seeking further details

of the ancillary garden outbuilding and the imposition of a planning condition for matching materials was received. Officer has confirmed further details of the outbuilding has been received and a condition securing the details of the facing materials and new fenestrations has been attached.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, A1, A3, D1, D2, H3, H7 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and 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 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer