

Application ref: 2022/3996/P
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Date: 16 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

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Abracad Architects
The Atrium Broad Lane
Bracknell
RG12 9BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**35 Roderick Road
London
NW3 2NP**

Proposal:

Erection of single storey infill rear extension at ground floor with fenestration alterations to existing rear extension and replacement of existing rear dormer by wider one.

Drawing Nos: Site Location Plan; MAT/01; MAT/22/02_A; Design and Heritage Statement

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; MAT/01; MAT/22/02; Design and Heritage Statement.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to erect a single storey infill rear extension as well as the widening of the existing dormer to the rear roofslope.

The proposed infill rear extension would be located at ground floor and would measure approximately 7.3m deep, 2.25m wide and 2.5m high. It would have a glazed sloped roof and would be built up to the side boundary, which would necessarily involve the demolition of part of the existing garden wall. The proposed infill would be similar in design to the glazed side extensions to the rear elevations of other properties that form part of the same terrace.

Additionally, the rear elevation would not protrude any further than the existing one or any other rear extensions within the terrace. The materials, design and scale of the infill extension are considered to be acceptable, and it would still have a subordinate relationship to the host building.

The proposed enlargement of the dormer would increase the width of the existing dormer from approximately 1.10m to 2.57m. This is similar in scale to a number of rear dormers already existing on the terrace, and is considered to be an appropriate change. The design of the widened dormer was amended following an objection, which related primarily to the size of the dormer cheeks. The applicant has since altered the design of the dormer to ensure the design is more proportional and appropriate, also reducing the width of the dormer in the process.

The design, bulk and materials for both the dormer and the rear extension are considered to be sympathetic to the building and would preserve the character and appearance of the conservation area. There would still be an adequate amount of garden space retained as amenity space.

The inclusion of a pitched glazed roof to the infill extension and the marginal raising of the boundary wall height to accommodate this would not be seriously harmful to the amenity of the neighbouring dwellinghouse at no.37 in terms of light spill and loss of light and outlook. There will be no impact on the amenity of no.33, which has a projecting rear extension that extends to a matching length.

Although the Mansfield CAAC originally objected to the original proposal for the

dormer design, they have since withdrawn this objection. There have been no other objections received prior to making this decision. 2 comments of support have also been received. The planning history of the site has been 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of 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.

- 5 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.

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

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

Daniel Pope
Chief Planning Officer