

Application ref: 2022/0067/P
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Development Management
Regeneration and Planning
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Beevor Mull Architects
The Studio
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Wennington
Cambs
PE28 2LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Hadley Street
London
NW1 8SS**

Proposal:

Erection of a mansard roof extension. Removal of existing single storey rear extension and erection of a replacement single storey rear extension with a glazed 'infill' extension in the side return.

Drawing Nos: HS - E - 1; HS - E - 2; HS - E - 3; HS - E - 4; HS - E - 5; HS - E - 6; HS - E - 7; HS - GA - 2C; HS - GA - 3C; HS - GA - 4; HS - GA - 5; HS - GA - 6; HS - GA - 7C; Design and Heritage statement dated January 2022 prepared by Beevor Mull Architects.

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;

HS - E - 1; HS - E - 2; HS - E - 3; HS - E - 4; HS - E - 5; HS - E - 6; HS - E - 7; HS - GA - 2C; HS - GA - 3C; HS - GA - 4; HS - GA - 5; HS - GA - 6; HS - GA - 7C; Design and Heritage Statement dated January 2022 prepared by Beevor Mull Architects

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the green roof in the area indicated on the approved plan 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 green roof 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 The flat roof of the single storey rear extension hereby approved shall not be used as a balcony or terrace or for any other ancillary residential purposes.

Reason: To prevent undue overlooking of neighbouring residential sites in the interests of the amenity of surrounding occupiers, in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission;

The application site is a two storey terraced house. The property is not located within a conservation area but it forms part of a locally listed terrace. It has a

V-shaped valley roof behind a front parapet wall which runs along the terrace. Several of the neighbouring houses in the terrace have mansard roofs with symmetrical windows at the front and a variety of windows at the rear. Both immediately neighbouring properties, 7 and 9 Hadley Street, have mansard roof extensions.

The proposed mansard roof would be sloped at an angle of 70 degrees to the front and rear and it would be set behind the front parapet in accordance with the Camden Planning Guidance. The extension would have 2 windows on the front elevation, 2 windows on the rear elevation and 1 rooflight. The windows would be aligned with the windows on lower-floors. The front elevation windows would be timber sash windows and the rear windows would be steel conservation style windows. The extension would be clad in slate tiles. The materials and design would preserve the appearance of the building, the terrace, the streetscene and the townscape.

The proposal also includes the removal of the existing single storey rear extension and its replacement with a replacement single storey rear extension with a glazed roof infill extension in the side return. The proposed replacement single storey extension would be of a broadly similar height and depth as the existing rear extension. The extension would have a flat green roof and it would be constructed in brick to match the existing building. The green roof would provide a sufficient level of visual amenity and biodiversity benefits. A condition is attached to secure details of the species and maintenance of the green roof.

The infill extension would be glazed, with a sloping glazed roof. It would be subordinate to the host building.

Consequently, the proposed ground floor rear extensions are considered to be acceptable in terms of scale, design and materials and townscape effects.

The replacement extension would be approximately 500mm deeper and 300mm higher than the existing single storey rear extension which it would replace (at its highest point). As such it would not result in a significant increase in overshadowing or loss of outlook from the neighbouring ground floor habitable room window at 9 Hadley Street.

A timber trellis approximately up to 2.3m in height would be erected on the rear boundary wall between the application site and no.9 Hadley Street. The trellis would protect the privacy of the occupiers while not unduly harming the light or outlook from any rooms or gardens. It would not unduly overshadow the adjoining garden or result in any undue loss of amenity or security for any neighbouring occupiers.

The roof extension would not extend beyond the front or rear walls and due to its siting and design, it would not be overbearing upon any neighbouring properties, result in a sense of enclosure or an undue loss of light, privacy or outlook.

One objection was received during the consultation period. The objection related to an initial proposal to erect a steel staircase and use the flat roof of

the replacement single storey rear extension as a terrace. However, these elements have been omitted. Furthermore a condition is to be attached to the planning permission to prevent the flat roof the replacement single storey rear extension from being used as a terrace, balcony or for any other ancillary residential purposes.

Concerns were also raised about no sites notices having been displayed. However a site notice was displayed on Hadley Street in the vicinity of the site until the 18/04/2022.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with Policy 3 of the Kentish Town Neighbourhood Plan (2016) as well as the London Plan 2021 and the NPPF 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:

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

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