

Application ref: 2022/3788/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 12 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Your Plans UK
Suite A2
Stevenage
SG1 3UN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
95 Torriano Avenue
London
NW5 2RX

Proposal: Erection of a single storey rear extension at lower ground floor level.

Drawing Nos: 1393_YPUK_P001 Site Location Plan rev P1, 1393_YPUK_P002 Block Plan rev P1, 1393_YPUK_P003 Existing Plans & Elevations rev P1, 1393_YPUK_P004 Proposed Plan and Elevations rev 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: 1393_YPUK_P001 Site Location Plan rev P1, 1393_YPUK_P002 Block Plan rev P1, 1393_YPUK_P003 Existing Plans & Elevations rev P1, 1393_YPUK_P004 Proposed Plan and Elevations rev P1.

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 D3 of the Kentish Town Neighbourhood Plan and policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to occupation of the extension hereby permitted, the bathroom window to the side elevation (which faces towards No 93 Torriano Avenue), as labelled on drawing 2106_P-312 rev P2, shall be obscurely glazed and shall be permanently retained and maintained as such thereafter.

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

- 5 The flat roof above 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 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission for almost identical schemes were granted in 2015 (ref 2014/6855/P) and 2018 (2018/0427/P), neither permission was implemented and therefore they have since expired. The single storey extension would serve the lower ground floor flat and would be full width, projecting as far into the garden as the full width extension of neighbouring No. 97. The proposal initially put forward was an alteration to previous permissions, approximately 1.5m longer, but in response to officer concerns and objections, the plans have been revised to largely accord with the earlier approved design.

The extension would retain sufficient garden space at the rear, however this it is likely to be the extent of development acceptable at this level. Differences between the 2017 permission and this proposal are minor and include an obscured window instead of a door between the kitchen and the side atrium, and other changes to doors and openings.

The scheme is considered subordinate to the host property, the design reads as a distinct addition to the Victorian architecture. The brick and glazing are considered appropriate, conforming to the existing palette of the surroundings

and therefore would not detract from the host building. The extension would not be visible from the public realm, only from the surrounding properties.

The extension is fairly modest in height, at 2.6m, and would span 6.6m along the boundary with 93a Torriano Avenue, 700mm higher than the existing 1.9m fence. A window to a habitable room is located on the rear elevation of no 93 at the same level, however with the modest height of the extension, it is not considered to significantly harm the amenity of the adjoining resident in terms of overbearing impact, or loss of daylight or sunlight.

The glazing and two rooflights proposed do not look directly into any habitable rooms, however a condition has been added to ensure the bathroom window is permanently obscurely glazed in light of any potential future change to the boundary wall, or development at no 93. Overall, no material harm would be caused by the scheme in regard to loss of daylight or sunlight, privacy or loss of outlook.

Two objections were received during the course of this application. These and the planning history of the site have been taken into account when coming to this decision.

The proposed development is in general accordance with Policy D3 of the Kentish Town Neighbourhood Plan, Policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021 and the National 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-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer