

Application ref: 2022/3519/P
Contact: Nathaniel Young
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Date: 31 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

Keystone Planning Limited
International House
Holborn Viaduct
London
EC1A 2BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Modbury Gardens
London
Camden
NW5 3QE**

Proposal:

Erection of mansard roof extension with front dormer and rear dormers; demolition of existing brick outhouse and conservatory and erection of a single storey rear extension at ground floor level.

Drawing Nos: (Prefix 455-A-) 0.01 PL4, 0.02 PL4, 0.03 PL4, 0.04 PL4, 0.05 PL4, 1.01 PL5, 1.02 PL5, 1.03 PL5, 1.20 PL6, 1.21 PL5, 1.22 PL5, 2.01 PL6, 2.02 PL6, D+A PL5, Daylight and Sunlight Assessment prepared by Herrington Consulting Limited dated August 2022

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix 455-A-) 0.01 PL4, 0.02 PL4, 0.03 PL4, 0.04 PL4, 0.05 PL4, 1.01 PL5, 1.02 PL5, 1.03 PL5, 1.20 PL6, 1.21 PL5, 1.22 PL5, 2.01 PL6, 2.02 PL6, D+A PL5, Daylight and Sunlight Assessment prepared by Herrington Consulting Limited dated August 2022

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

- 4 The living roof, hereby approved, must be installed as shown on the approved drawings, with a sufficient substrate depth (200mm), and an appropriate density and mix of planting species (wildflowers). The living roof shall thereafter be retained and maintained in perpetuity.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered to be acceptable in terms of design. The proposed mansard roof extension would be in keeping with the mansards of No. 3 and 5 of the terrace grouping which the subject property forms part of. The dormer windows would respect the existing hierarchy of fenestration with a similar design, scale and alignment. The proposed rear extension would be subordinate to the host building in mass and would be made up of appropriate materials. It would occupy a similar amount of garden space in terms of area as other nearby rear extensions, sufficient garden space would be retained. It would also occupy a similar position to the structures which currently exist in the rear garden (conservatory and outbuilding).

To compensate for the loss of soft landscaped garden space (through the construction of the ground floor rear extension), the applicant agreed to remove the majority of the existing hard paving in the rear garden and to also install a green roof above the existing outrigger. The proposal therefore results in a net increase in permeable, soft landscaped space.

It is not considered there would be any significant detrimental impact to residential amenity. Initial concern was raised over the potential harm to the

bedroom of the lower ground floor flat (below the subject property). The applicant has submitted photographs and a daylight/sunlight report demonstrating that the impacted window is obscure glazed and the bedroom would maintain adequate levels of light. Initial concern was also raised over the potential harm to the rear windows of the Queen's Crescent properties to the east. In response, the applicant has removed the 1st floor rear extension, and the ground floor rear extension has a sufficiently low, shallow pitched roof, as to not result in undue harm. The proposed extensions would not afford new views into neighbouring habitable windows which would cause an undue loss of privacy beyond what has been established.

Construction vehicles can load and unload within the permit holder bays in front of the site. Given the modest nature of the proposals, it is not considered that a Construction Management Plan nor a highways contribution is necessary in this instance.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1, A1 and A3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 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.
- 3 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.

- 4 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).

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