

Application ref: 2021/3994/P  
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**Development Management**  
Regeneration and Planning  
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Town Hall  
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Knight Associates Ltd  
27 Bishops Close  
Ham common  
Richmond  
TW10 7DF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10 Priory Road**  
**London**  
**NW6 4SG**

#### **Proposal:**

Erection of a single storey rear and side infill extension at lower ground level and erection of a garden studio building.

Drawing Nos: Site Plan dated October 2010; Block Plan dated July 2021; G-S-01 dated July 2021; G-G-010 dated June 2021; G-S-01 dated July 2021 Rev A; G-E-01 dated November 2022 Rev B.

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 Plan dated October 2010; Block Plan dated July 2021; G-S-01 dated July 2021; G-G-010 dated June 2021; G-S-01 dated July 2021 Rev A; G-E-01 dated November 2022 Rev B.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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.

- 5 All windows located on the side elevation of the extension hereby approved shall be obscure glazed and non opening to an internal head height of 1.7m and maintained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 The roof of the single storey side and rear extension hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only .

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed side and rear ground floor extension would provide an enlarged and reconfigured living/kitchen arrangement within the existing lower ground level of the house. It includes full width glazed sliding door that allows views

out onto the rear garden, similar to adjoining dwellinghouses. The proposed extension would create approximately 48sqm of additional floorspace. During the course of the application the size of the extension has been reduced in width. The side extension would be set back from the rear extension and would be 0.5m lower in height. This would help to create a visual break between the extensions therefore reducing its overall bulk and mass. The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. It would therefore be considered subordinant to the main building and would be considered acceptable.

The site is located within the Priory Road Conservation Area on a prominent bend in the road. The right hand side alley and flank wall, where the proposed side and rear extension would be constructed, are clearly visible from the public domain. The gap between Nos. 10 and 8 allows an important view through to the rear gardens and trees. Following a number of revisions to the scheme the size of the extension has been significantly reduced in width to maintain and retain the existing views/gap through to the rear gardens and trees as this was considered to be essential in preserving the character of the Conservation Area. The side and rear infill extension would not be readily visible within the wider context of the conservation area. Therefore taking this into consideration as well as its size, the proposed extension would preserve the character and appearance of the conservation area.

The proposal also includes the erection of a detached studio at the rear of the site to replace an existing garden shed of smaller scale. The detached studio has a maximum height of 2.5m and is setback from the boundary by 1m to reduce the impact on neighbouring trees. It would be finished in render to match the main house. The rear studio measures 7.5m in length, 3m in width and is approximately 22.5sqm in area and its footprint would be modestly larger than the existing outbuilding. The rear detached studio would take up less than 15% of the garden and would be modest in size in relation to the garden as a whole and would be considered subservient in size. The rear detached studio would be mainly screened from any public views from beyond the 2m high wooden boundary fence. It would be considered acceptable within the wider context of the conservation area.

Existing trees and vegetation within the application site will not be impacted as a result of the proposal, however to maintain the protection of the existing neighbouring trees and vegetation along the boundary of the application site, a tree protection condition has been attached.

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.

- 2 The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook. The new windows located on the side of the proposed side infill extension face onto the garden of the neighbouring property and may result in additional overlooking. Therefore, a condition has been

attached to ensure these windows are obscure glazed to prevent any direct overlooking into neighbouring gardens . A condition has also been included which restricts the use of the roof of the proposed extension as a roof terrace and would only be used for maintenance purposes. This is to ensure no adverse impacts are caused in terms of overlooking, privacy, noise and amenity to neighbouring residential properties. The proposed garden structure would include full height glazed door openings onto the garden. The existing 2m high wooden boundary fence would reduce any potential overlooking from these doors into the gardens of neighbouring occupiers.

One objection was received prior to making this decision which has been addressed in the associated consultation summary. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 3 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).
- 4 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.
- 5 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](http://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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope  
Chief Planning Officer