

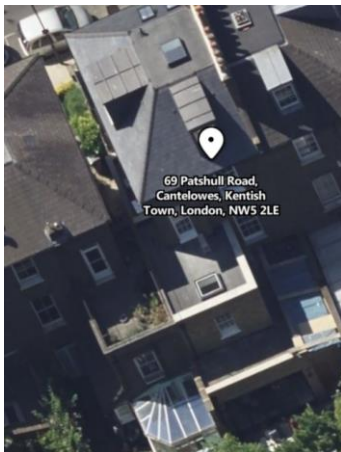
# 2022/4490/P 69 Patshull Road



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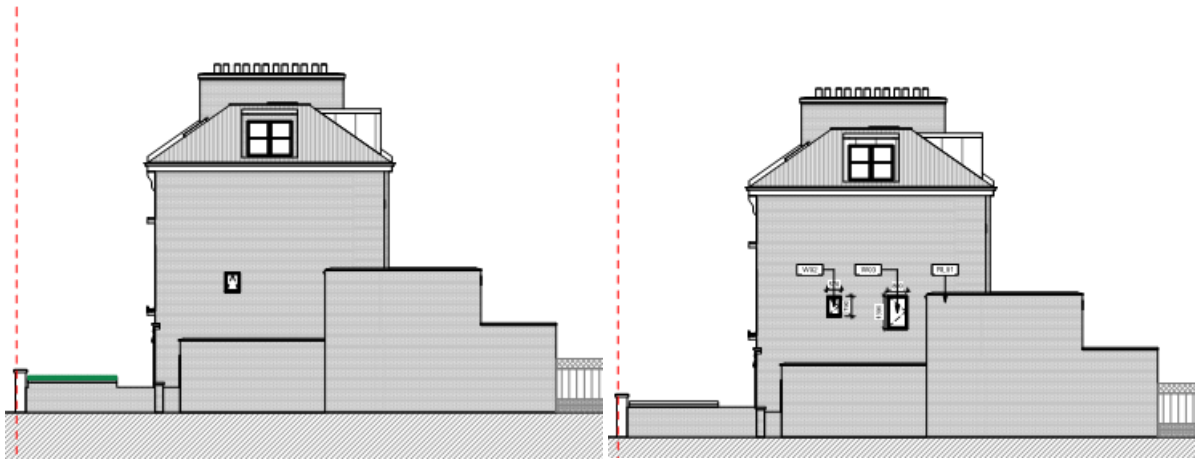
1. Existing front and side elevations



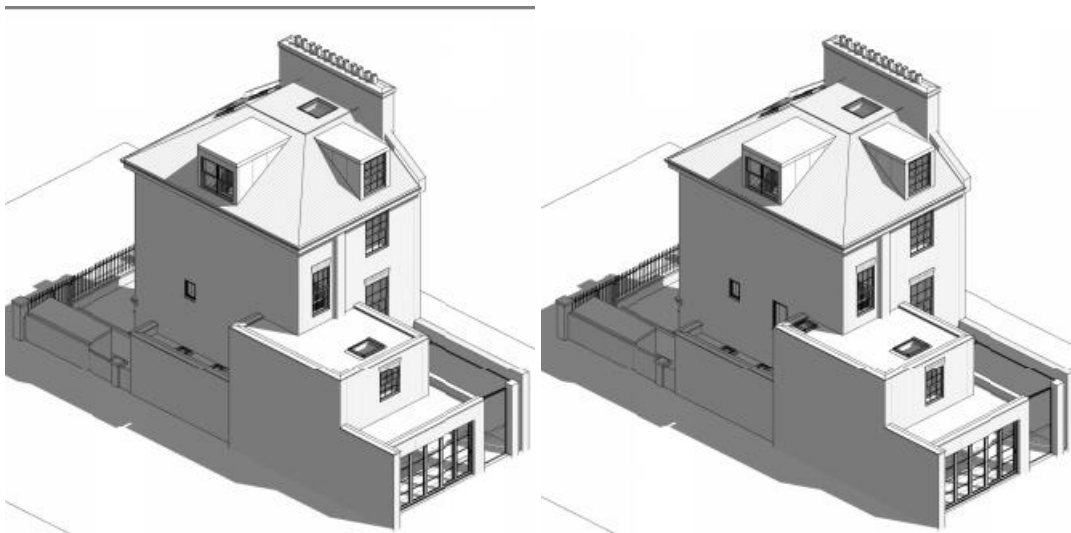
2. Aerial view towards the rear elevation



3. Existing (left) and proposed (right) rear elevations



4. Existing (left) and proposed (right) side elevations



5. Existing (left) and proposed (right) 3D views

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/01/2023</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>08/01/2023</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Fast Track Team – Geri Gohin				2022/4490/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
69 Patshull Road, NW5 2LE				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
The increase of the size of a window to the first floor rear elevation, the introduction of a window to the first floor side elevation, and a rooflight above the existing first-floor rear extension.							
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>03</b>	No. of objections	<b>02</b>
Summary of consultation responses:	<p>Site notice was displayed from 09/12/2022 and expired on 02/01/2023 Press notice was published on 15/12/2022 and expired on 08/01/2023</p> <p>One letter of objection was received from the occupiers at No. 71 Patshull Road on the following grounds:</p> <ol style="list-style-type: none"> <li>1. <i>Proposed new side window is considerably larger than the one currently in the side wall. Feel this proposed window will enable direct overlooking through a long-standing window, thus potentially leading to loss of privacy;</i></li> <li>2. <i>Enlargement of the back window will make it easy to get out onto the new flat roof and potentially use it as an external balcony;</i></li> <li>3. <i>This back window will cause overlooking and direct view into the glass roofed conservatory, which will cause a loss of privacy as well as potential noise pollution.</i></li> </ol> <p><u>Officer response:</u></p> <ol style="list-style-type: none"> <li>1. <i>The existing window in the side wall measures 570mm x 790mm. The proposed additional new window would measure 800mm x 1300mm which is not marginally larger than what was approved as part of planning application 2018/2827/P (900mm x 900mm). The proposed window to the first floor is of an oblique angle with the ground floor window at No. 71 and would be serving a stairwell; therefore, there is an acceptable impact on amenity.</i></li> <li>2. <i>There is a condition (condition No. 4) attached to the main permission (2018/2827/P) and to the variation of condition application (2020/3025/P) that prevents the roof of the extension to be used as a terrace. The same condition has been added to this permission. See Section 5.2 below for a full assessment.</i></li> <li>3. <i>Any impact on neighbouring amenity has been assessed and is considered to be appropriate within the particular site context. See Section 5.3 below for a full assessment.</i></li> </ol>					
The Bartholomew Estate & Kentish Town CAAC	<p>The Bartholomew Estate &amp; Kentish Town CAAC objected to the proposals as follows:</p> <ol style="list-style-type: none"> <li>1. <i>The proposed side wall window is large and no other large windows in side walls in the run of houses, this makes the larger style window, which will be seen from the street out of keeping with the side walls in the street;</i></li> </ol> <p><u>Officer response:</u></p> <ol style="list-style-type: none"> <li>1. <i>There is evidence of a number of larger side wall windows in the run of houses along Patshull Road and therefore this proposed new side window would not be out of character.</i></li> </ol>					

<b>The Kentish Town Neighbourhood Forum</b>	The Kentish Town Neighbourhood Forum had no comments to make for this application (neither endorse or oppose).

## Site Description

The application site comprises a 3-storey plus loft semi-detached building. The property is located on the northern side of Patshull Road near the junction with Patshull Place.

The property is not a listed building, but it sits within the Bartholomew Estate & Kentish Town Conservation Area and the building is identified as making a positive contribution to it. The site is also covered by Kentish Town Neighbourhood Plan Area.

The building is arranged as two self-contained flats.

## Relevant History

At the application site:

**15269** - Conversion of 69 Patshull Road, NW5 into three self-contained dwelling units - **Granted 07/02/1973**

**2018/2827/P** - Erection of part single, part two storey rear and side extension; replacement side and rear dormers; replacement windows and doors; erection of new boundary treatment to front and rear; and minor alterations - **Granted 05/04/2019**

**2019/2064/P** - Amalgamation of two flats at ground floor and first floor levels - **Granted 05/06/2019**

**2019/3223/P** - Amendments to planning permission dated 05/04/2019 ref. 2018/2827/P (for Erection of part single, part two storey rear and side extension etc), namely to change fenestration to ground and 1st floors of the rear extension; add a rooflight to side extension; and various internal alterations including altered staircase arrangements - **Granted 15/08/2019**

**2019/4388/P** - Details of windows, doors and front boundary treatment as required by Condition 6 of planning permission dated 05/04/2019 (ref. 2018/2827/P) for Erection of part single, part two storey rear and side extension; replacement side and rear dormers; replacement windows and doors; erection of new boundary treatment to front and rear - **Granted 08/11/2019**

**2020/0736/P** - Non-material amendments to planning permission ref. 2018/2827/P dated 05/04/2019 (as amended by 2019/3223/P dated 15/08/2019) for 'Erection of part single, part two storey rear and side extension etc'; namely to change the side elevation windows and top rooflights, alteration to front first floor window and roof of side dormer, change of cladding materials of rear dormer and install a rooflight to first floor rear extension - **Granted 20/04/2020**

**2020/3025/P** - Variation of condition 3 (Approved Plans) of planning permission ref: 2018/2827/P granted on 05/04/2019 (as amended by Non-Material Amendments refs 2019/3223/P dated 15/08/2019 and 2020/0736/P dated 20/04/2020) for 'Erection of part single, part two storey rear and side extension etc'; namely to replace the cladding of the side dormer from natural slate to lead - **Granted 06/10/2020**

## Relevant policies

**National Planning Policy Framework 2021**

**London Plan 2021**

**Camden Local Plan 2017**

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

## **Camden Planning Guidance**

CPG Home Improvements (January 2021)

CPG Design (January 2021)

CPG Energy efficiency and adaptation (January 2021)

CPG Amenity (January 2021)

## **Kentish Town Neighbourhood Plan 2016**

D3 (Design Principles)

D4 (Non-designated heritage assets)

## **Bartholomew Estate Conservation Area Statement (adopted 2000)**

### **Assessment**

#### **1.0 Proposal**

1.1 Planning permission is sought for the increase of the size of a window to the first-floor rear elevation, the introduction of a window to the first-floor side elevation, and a rooflight above the existing first-floor rear extension.

#### Revisions

1.2 The proposed plans were revised during the course of the application to show windows with integral glazing bars as opposed to applied glazing bars initially proposed. Further revised drawings were submitted to show deeper window reveals (100mm) to officers' satisfaction.

#### **2.0 Considerations**

2.1 The principal material considerations to the determination of this application are:

- Design and heritage
- The impact of the proposal on neighbouring amenity

#### **3.0 Design and Heritage**

3.1 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Bartholomew Estate Conservation Area Statement.

3.2 An approval of details application (2019/4388/P) was granted on 08/11/2019 in relation to windows, doors and front boundary treatment as required by condition 6 of planning permission dated 05/04/2019 (2018/2827/P). The proposed two side windows (900mm x 900mm) were granted on the first and second floors. The side window on the second floor was not implemented. This new application is seeking permission for an additional side window (double glazed timber casement) that is similar in terms of size (1300mm x 800mm) to what was previously approved as part of planning applications 2018/2827/P and 2019/4388/P.

3.3 At the rear of the property, it is proposed to introduce a rooflight (600mm x 600mm) above the existing first floor rear extension as well as increase the size of the window (from 1120mm x 1320mm to 1010mm x 1550mm) to the first-floor rear elevation. This window will remain in timber but be double glazed.

3.4. The proposed alterations are minor in nature and visual impact. The materials would be resilient and contextual, and introduce elements in keeping with the prevailing design, form, and appearance of fenestration at the property and wider conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bartholomew Estate Conservation Area, under s.72 of the Listed Buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.



## **4.0 Sustainability**

4.1. The Council supports development which improves the thermal efficiency of existing dwellings in a sustainable way, and it is acknowledged that the use of double glazing can be beneficial in this regard. It is also recognised that the use of timber is preferable to that of uPVC for both aesthetic and environmental reasons given their low carbon content, resilience and adaptability.

## **5.0 Amenity**

5.1 Local Plan Policy A1 (Managing the impact of development) supported by CPG Amenity, seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

5.2 As already established as part of the planning application in 2018 (2018/2827/P), the flank window serves the entrance hallway to No. 71; therefore, no habitable rooms would be affected by the proposed side window. Additionally, this new side window would serve a stairwell and therefore the proposal is considered to have an acceptable impact on amenity.

5.3 With regard to the proposed increase in the size of the window on the first-floor rear elevation, it is not considered that it would result in any materially harmful levels of overlooking to neighbouring occupiers. Furthermore, there is a condition (condition No. 4) attached to the main permission (2018/2827/P) and the variation of condition application (2020/3025/P) that prevents the roof of the extension to be used as a terrace or amenity space, and that shall not be used other than for essential maintenance or repair, or escape in case of emergency. This condition has also been added to this permission.

## **6.0 Recommendation**

6.1 Overall, the proposed development is considered acceptable in terms of design and would preserve the character and appearance of the host building and Bartholomew Estate Conservation Area, and there would be no significant adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above and it is therefore recommended to Grant conditional planning permission.

## **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/4490/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 14 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk](http://www.camden.gov.uk)

Mr Riccardo Calzavara  
69 Patshull Road  
London  
NW5 2LE

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**69 Patshull Road**  
**London**  
**NW5 2LE**

# DECISION

Proposal:

The increase of the size of a window to the first floor rear elevation, the introduction of a window to the first floor side elevation, and a rooflight above the existing first floor rear extension.

Drawing Nos: E601; E602; E603; L601; P601 Revision A; P602 Revision A; P603 Revision A; P604 Revision A; P605 Revision A; S601; S602; S603; V601; E701; E702 Revision B; E703 Revision C; L701; P701 Revision A; P702 Revision C; P703 Revision B; P704 Revision B; P705 Revision B; S701 Revision A; S702 Revision B; S703 Revision A; V701, Design and Access Statement received on 17th October 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 policies D1 and D2 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: E601; E602; E603; L601; P601 Revision A; P602 Revision A; P603 Revision A; P604 Revision A; P605 Revision A; S601; S602; S603; V601; E701; E702 Revision B; E703 Revision C; L701; P701 Revision A; P702 Revision C; P703 Revision B; P704 Revision B; P705 Revision B; S701 Revision A; S702 Revision B; S703 Revision A; V701, Design and Access Statement received on 17th October 2022.

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

- 4 The roof of the extension approved as part of planning application 2018/2827/P shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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](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-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**