

Application ref: 2023/0909/P
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Date: 24 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
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William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Basement Flat
62 Pilgrim's Lane
London
Camden
NW3 1SN**

Proposal:

Erection of partial infill extension to existing lower-ground floor rear extension; widening of existing external steps to front lightwell; installation of new railings and bin store provisions to front lightwell.

Drawing Nos:

A/01/100, A/01/101 Rev B, A/01/102 Rev A, A/01/103 Rev A, A/01/104, A/01/501 Rev A, A/02/101 Rev C, A/02/102 Rev B, A/02/103 Rev B, A/02/105, A/02/501 Rev C, and Planning Statement (Feb 2023)

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:

A/01/100, A/01/101 Rev B, A/01/102 Rev A, A/01/103 Rev A, A/01/104, A/01/501 Rev A, A/02/101 Rev C, A/02/102 Rev B, A/02/103 Rev B, A/02/105, A/02/501 Rev C, and Planning Statement (Feb 2023)

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of the replacement rear bedroom exterior door and the stair guard/front balustrade.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear infill extension is considered to be acceptable in terms of size and design. All elements would be subordinate to the host building in bulk and would have appropriate materials with modern glazed windows and doors to the rear, and matching brick and render facades. The design, scale, siting, and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of the conservation area would remain preserved.

At the front of the site, one to the two existing staircases will be removed while the other one will be widened. The widened staircase will feature new black painted metal stair guarding, which will match a new balustrade along the property boundary. The details of the stair guarding and balustrade will be secured by condition.

Special regard has been attached to the desirability of preserving or enhancing 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.

It is not considered there would be any significant detrimental impact to

neighbouring residential amenity. The proposed single-storey rear extension would only infill a small portion of a rear courtyard, which is not considered to create any additional impacts to the amenity of neighbouring no.64. As there is no change to the depth of the existing extension, there would not be any additional impacts to the adjoining property at no.60.

No responses were received following statutory consultation. The site's 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 A1, D1, and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning 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>.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer