

Application ref: 2023/1266/P
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Development Management
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Emil Eve Architects Ltd
51 Regent Studios
8 Andrews Road
London
E8 4QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Croftdown Road
London
NW5 1EH

Proposal:

Alterations to front lightwell to incorporate bike and bin storage, alterations to fenestration on rear elevation and new rooflights on rear roof slope

Drawing Nos: Location and Block Plan, 104_EX_050, P1; Site Plan Existing, 104_EX_101, P1; Lower Ground Floor Plan Existing, 104_EX_109, P1; Ground Floor Plan Existing, 104_EX_110, P1; First Floor Plan Existing, 104_EX_111, P1; Second Floor Plan Existing, 104_EX_112, P1; Third Floor Plan Existing, 104_EX_113, P1; Roof Plan Existing, 104_EX_114, P1; Front Elevation Existing, 104_EX_200, P1; Rear Elevation Existing, 104_EX_201, P1; Section Existing, 104_EX_301, P1; Site Plan Proposed, 104_PR_101, P1; Lower Ground Floor Plan Proposed, 104_PR_109, P1; Ground Floor Plan Proposed, 104_PR_110, P1; First Floor Plan Proposed, 104_PR_111, P1; Second Floor Plan Proposed, 104_PR_112, P1; Third Floor Plan Proposed, 104_PR_113, P1; Roof Plan, 104_PR_114, P1; Front Lightwell Proposed, 104_PR_115, P1; Front Elevation Proposed, 104_PR_200, P3; Rear Elevation Proposed, 104_PR_201, P3; Section Proposed, 104_PR_301; Design and Access Statement, March 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- Location and Block Plan, 104_EX_050, P1; Site Plan Existing, 104_EX_101, P1; Lower Ground Floor Plan Existing, 104_EX_109, P1; Ground Floor Plan Existing, 104_EX_110, P1; First Floor Plan Existing, 104_EX_111, P1; Second Floor Plan Existing, 104_EX_112, P1; Third Floor Plan Existing, 104_EX_113, P1; Roof Plan Existing, 104_EX_114, P1; Front Elevation Existing, 104_EX_200, P1; Rear Elevation Existing, 104_EX_201, P1; Section Existing, 104_EX_301, P1; Site Plan Proposed, 104_PR-101, P1; Lower Ground Floor Plan Proposed, 104_PR_109, P1; Ground Floor Plan Proposed, 104_PR_110, P1; First Floor Plan Proposed, 104_PR_111, P1; Second Floor Plan Proposed, 104_PR_112, P1; Third Floor Plan Proposed, 104_PR_113, P1; Roof Plan, 104_PR_114, P1; Front Lightwell Proposed, 104_PR_115, P1; Front Elevation Proposed, 104_PR_200, P3; Rear Elevation Proposed, 104_PR_201, P3; Section Proposed, 104_PR_301; Design and Access Statement, March 2023

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 policies D1 and D2 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 Reasons for granting permission-

The proposal involves alterations and additions to the front and rear elevations of the building, including- installation of additional rooflights, a replacement ground floor door unit, and new double height window on the rear elevation; and modifications to the existing lightwell on the front elevation to incorporate bike and bin storage. The proposal has been amended to remove two smaller existing rooflights and replace with one larger rooflight, matching the other

proposed new rooflight, and introduce a more traditional materiality and fenestration detail to the new double-height rear window.

With regard to works on the rear elevation, the proposed double-height closet wing window is not a traditional feature due to its considerable scale and proportion as it will extend from first floor down to lower ground floor, replacing an existing window and door. However, the full length of the double-height window will not be visible from the public realm and will be sympathetically fenestrated into three panes with a margin glazing bar detail that aligns with the detail of the first floor doors. Therefore, when viewed in context with the other rear closet wing elevations along Croftdown Road, it is considered that the traditional character of this elevation will be adequately maintained.

The proposed glazed sliding doors at lower ground floor level will replace an existing unoriginal glazed unit of the same scale. It is therefore considered that, although not traditional in their scale or fenestration, the proposed new doors will be similar to the existing door and therefore are acceptable in terms of impact on the building.

The rooflights are appropriate in size, location and number to the form and scale of the roof.

With regard to works on the front elevation, the storage unit is appropriately scaled and located such that this structure will not obscure the front façade of the building and will appear as subservient and ancillary. The removal of a small portion of the front unoriginal railing can be supported given the minimal amount of the railing removed.

Overall the works will not harm the character and appearance of the host building, streetscene and conservation area. 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.

Given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer