

Application ref: 2022/3883/P
Contact: Cameron Banks-Murray
Tel: 020 7974 2078
Email: Cameron.Banks-Murray@camden.gov.uk
Date: 29 March 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

Makespace Architects
Kemp House
160 City Road
London
EC1V 2NX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Flat A
Chalcot Road
London
Camden
NW1 8LN

Proposal:

Ground floor rear extension and timber trellis to side garden walls to raise overall height of side walls from 1.3m to 2m, raising rear garden wall in brick by 250mm
Drawing Nos: 1180-X-100A; 1180-X-200; 1180-X-201; ZWC-SK-001 rev F; ZWC-SK-003 Rev E; ZWC-SK-004 Rev E; ZWC-SK-005 Rev C.

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: 1180-X-100A; 1180-X-200; 1180-X-201; ZWC-SK-

001 rev F; ZWC-SK-003 Rev E; ZWC-SK-004 Rev E; ZWC-SK-005 Rev C.

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 Reasons for granting permission:

The proposal includes the removal of the existing rear conservatory and the erection of a full width (5.8m), 3.2m high single-storey rear extension, the addition of 810mm high timber trellises to the existing 1.119m high side garden walls and the addition of 250mm to the rear walls (to 2m in height).

The proposals, by way of their size, siting and design would preserve the character and appearance of the host building, streetscene and conservation area.

The proposed extension is in keeping with the full width single storey rear extension at the immediately neighbouring building (28 Chalcot Road). It would be modest in size and scale and subordinate to the main house. The extension will be constructed of matching materials to the host building, including brick with timber/aluminium finishes. The design and materials are sympathetic to the hierarchy of the terrace within which the application property sits.

The proposal has been amended by way of the removal of a glazed rear garden structure following concerns raised by the Council's Conservation Officer.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It is considered that the proposed development would not result in any amenity impact on neighbouring properties by way of loss of outlook, daylight or privacy. The addition of the timber trellises to the side garden walls and raising of the rear garden wall to 2m in height would be akin to what could be undertaken under 'permitted development' and would not result in any undue loss of light or outlook from the adjoining properties or flats above.

The windows in the rear of the ground floor extension at no. 30 and the upper floor windows would not be obscured, overlooked or over-enclosed by the

proposed single storey rear extension. On the other side the single storey extension would sit alongside the solid wall of the full width rear extension at no. 28 and it would not result in any loss of light, privacy or outlook to any rooms or the garden at this site.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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.

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.](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 centered on the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer