

Application ref: 2023/1272/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 5 June 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

Gary and Sarah Brook
103 Castlehaven Road
London
Camden
NW1 8SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
103 Castlehaven Road
London
Camden
NW1 8SJ

Proposal:
Partial replacement of existing ground floor rear extension and erection of first floor rear extension.

Drawing Nos: EX-01 Rev C, EX-02 Rev C, EX-03 Rev C, PR-01 Rev B, PR-02 Rev B, PR-03 Rev B, Location Plan, Site Plan, Design & Access Statement

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:

EX-01 Rev C, EX-02 Rev C, EX-03 Rev C, PR-01 Rev B, PR-02 Rev B, PR-03 Rev B, Location Plan, Site Plan, Design & Access Statement

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 and policy D3 of the Kentish Town Neighbourhood Plan 2018.

- 4 The flat roofs of the extensions at first and second floor levels [as shown on drawing no PR-01 (Rev B)] shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017. .

Informative(s):

- 1 Reasons for granting permission:

The proposed part one/part two-storey rear extension would be acceptable in siting, scale, and design, being commensurate to the host property. It would read as subordinate to it, while using matching and complementary materials including matching windows at first floor level and matching brick. Therefore, the extension would not result in undue harm to the character, appearance, or historic interest of the property. By reason of its siting to the rear of the house, it would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene or the wider conservation area. The proposal would not result in harm to the character and appearance of the host property, nor the historic interest of the conservation area, and is on this basis deemed to be acceptable.

It is noted that there are several approved rear extensions of a similar size, scale, and design located along the west side of Castlehaven Road; most notably at nos.89, 93, 105, and 107. Therefore, it is not considered that the proposed rear extension would have a detrimental effect on the row of terraces or the wider conservation area.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The proposed ground floor portion of the extension would match the depth of the existing extensions at neighbouring nos. 101 and 105, resulting in no amenity impact at that level to either property. Although the first-floor extension may have an impact on the rear facing window at no.105, it is considered that sufficient light and outlook would be maintained given the relatively shallow 3m depth of the proposed extension.

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.

One response objecting to the proposed rear extension was received following statutory consultation, which is outlined in the Consultation Summary. 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 policy D3 of the Kentish Town 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-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 grey rectangular background.

Daniel Pope
Chief Planning Officer