

Application ref: 2023/1104/P
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Date: 20 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

Kasia Whitfield Design
90A Fellows Road
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Tobin Close
London
NW3 3DY

Proposal:
Erection of single storey rear extension.

Drawing Nos: Location Plan; TC10.2.EX1; TC10.2.EX3; TC10.2.EX4; TC10.2.PP1;
TC10.2.PP2; TC10.2.PP3; TC10.2.PP4; TC10.2.PP5.

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 Plan; TC10.2.EX1; TC10.2.EX3; TC10.2.EX4; TC10.2.PP1;
TC10.2.PP2; TC10.2.PP3; TC10.2.PP4; TC10.2.PP5.

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 Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to erect a single-storey ground floor rear extension. It would measure approximately 3m high and extend 3.9m past the rear elevation of the house, which would bring it in line with the rear building line of the existing adjacent extension at no.11, as well as other nearby extensions. The proposed extension would have a similar height, massing, and footprint to existing neighbouring extensions and would be in keeping with the pattern of development along this terrace, and would read as subordinate to the host property.

The extension would be finished in white painted render and would have aluminium framed doors. The ratio between solid and glazing is acceptable, and the materials and design proposed would be sympathetic to the host property and surrounding area.

The extension is modest in size and massing and, as previously mentioned, does not extend beyond the existing line of neighbouring extensions. There would be no additional opportunities for overlooking created. It is therefore not considered that the proposed extension would result in the undue loss of daylight, sunlight, or privacy for neighbouring properties. Therefore, the proposal is not considered to cause any adverse impacts on the amenity of residential occupiers.

No objections have been received prior to making this decision, and one letter of support was received. The planning history of the site has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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-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



Daniel Pope
Chief Planning Officer