

Application ref: 2022/5201/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr. Mike Collett White  
49 Camden Park Road  
London  
NW1 9AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**49 Camden Park Road  
London  
NW1 9AY**

Proposal:

Erection of a single storey rear extension, the lowering of a rear windowsill, replacement of a window and provision of a Juliet balcony, and the creation of a new patio area in the rear garden.

Drawing Nos: Site Location Plan, 49CPR/O0 Rev. /2, 49CPR/O1 Rev. /2, 49CPR/O2., 49CPR/O5 Rev. /3, 49CPR/O7 Rev. /3, 49CPR/O6 Rev. /3.

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: Site Location Plan, 49CPR/O0 Rev. /2, 49CPR/O1

Rev. /2, 49CPR/O2., 49CPR/O5 Rev. /3, 49CPR/O7 Rev. /3, 49CPR/O6 Rev. /3.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The roof of the proposed single storey rear extension hereby approved shall not be used as a roof terrace at any time and shall be accessible for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

This application proposes to remove the existing steps at rear and create a single storey rear extension of a contemporary design and appearance. The roof of the extension would include a roof light.

The existing rear of the building represents the historic arrangement and matches its neighbour and others within the terrace. The application site is a single-family dwelling house and is located within the Camden Square Conservation Area. It is identified as a positive contributor due to its group value as part of the wider terrace of properties along this part of Camden Park Road. During the course of the application the proposal has been revised to reduce the footprint of the rear extension extension so that it no longer extends out from the existing 2 storey rear projection. This element of the scheme was considered to disrupt the proportions and rhythm of the terrace and was considered harmful to the visual uniformity of the terrace of which the application site forms a part. The scheme has been revised and the proposed extension would now infill the space between the existing two storey rear projection and the two storey rear projection at the neighbouring property to the south-east. It would be single storey in height and would be finished with materials of a similar colouring to the existing brickwork. This would ensure that the extension would appear as a subordinate addition to the existing house and would appear sympathetic to the character and appearance of the surrounding area.

The lowering of the window sill at the rear and provision of a new window with Juliet balcony are minor alterations on the rear which are considered acceptable.

The proposal is considered to preserve the character and appearance of the 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.

The extension would not affect any habitable room windows at neighbouring properties.

The roof of the extension would be flat and could be accessed and used as an external seating area that could result in direct overlooking of the neighbouring gardens. A condition would be attached to ensure that it is only accessible for maintenance purposes. The amenity of the neighbouring properties would be respected in terms of a loss of day/sunlight, outlook, privacy and noise disturbance subject to the attachment of the aforementioned condition.

The development is therefore acceptable in terms of its design and amenity impacts, and for all other reasons.

No objections have been received prior to making this decision. The Camden Square CAAC has raised a number of points which are addressed in the accompanying consultation summary. 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 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](http://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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer