

Application ref: 2023/0719/P
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Date: 8 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Studio 163
99 Lincoln Street
Norwich
NR2 3JZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A 39 Falkland Road
London
Camden
NW5 2PU**

Proposal:

Erection of single-storey ground-floor side extension and associated exterior works.

Drawing Nos: 1042-DR-0001 Rev P01, 1042-DR-2000 Rev P01, 1042-DR-1000 Rev P01, 1042-DR-2001 Rev P01, 1042-DR-8000 Rev P01, 1042-DR-3000 Rev P01, 1042-DR-1100 Rev P02, 1042-DR-2100 Rev P02, 1042-DR-2101 Rev P02, 1042-DR-3100 Rev P02, Design Access and Heritage 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: 1042-DR-0001 Rev P01, 1042-DR-2000 Rev P01, 1042-DR-1000 Rev P01, 1042-DR-2001 Rev P01, 1042-DR-8000 Rev P01, 1042-DR-3000 Rev P01, 1042-DR-1100 Rev P02, 1042-DR-2100 Rev P02, 1042-DR-2101 Rev P02, 1042-DR-3100 Rev P02, Design Access and Heritage 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street as the extension is modest in size and replicates other side infill extensions along this terrace of houses. The extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

As the proposed side infill extension allows for a courtyard area (of 2.3m) directly to the rear wall, this would allow light through and a break in the build form. Then the extension projects along the boundary with No.41 Falkland Road which has a higher single storey rear extension (of 3.8m in height on the boundary), it is therefore not considered the extension would result in any significant loss of residential amenity to the neighbouring properties from loss of light, overbearing or privacy impacts.

The proposal also involves alterations to the front, by replacement of the front railings with a new wall and create a new bin store behind this wall and add a new bike store to the side with planters above. The existing front ground floor window would be replaced with a new double glazed timber sash window which will match the existing. These alterations are considered to be minor in nature and would enhance the front elevation and therefore would be acceptable.

2 objections have been received prior to making this decision, these would be addressed in the consultee summary with this notice. The planning history of the site has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with policies D3, D4 of the Kentish Town Neighbourhood Plan 2020; as well as the London Plan 2021 and NPPF 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>.

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.

Daniel Pope
Chief Planning Officer