

Application ref: 2023/1042/P
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Date: 9 August 2023

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Regeneration and Planning
London Borough of Camden
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99 Lincoln Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Balmore Street
London
Camden
N19 5DA

Proposal: Replacement of existing rear extension with new single storey rear extension, new single storey side extension and a masonry boundary wall along the eastern boundary.

Drawing Nos: Design Statement March 2023, 1043-DR-0100, 1043-DR-1000, 1043-DR-1001, 1043-DR-1002, 1043-DR-1100-P03, 1043-DR-1101, 1043-DR-1102, 1043-DR-1103, 1043-DR-1104-P02 Received 07/08/2023, 1043-DR-3000-P01, 1043-DR-3001, 1043-DR-3101-P02, 1043-DR-3100-P02.

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 Design Statement March 2023, 1043-DR-0100, 1043-DR-1000, 1043-DR-1001, 1043-DR-1002, 1043-DR-1100-P03, 1043-DR-1101, 1043-DR-1102, 1043-DR-1103, 1043-DR-1104-P02 Received 07/08/2023, 1043-DR-3000-P01, 1043-DR-3001, 1043-DR-3101-P02, 1043-DR-3100-P02.

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 policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the proposed brick flank wall, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 5 No development shall take place above ground until full details of the planting associated with front (public walkways facing) facade of the brick flank wall have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In the interests of visual amenity in accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 6 The landscaping associated with the brick flank wall shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any areas of this planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in

accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

1 Reasons for granting permission.

The application site comprises a three storey end of terrace property located within the Dartmouth Park conservation area.

The proposed works would involve the replacement of the existing rear extension with a new single storey rear extension, a new single storey side extension and a masonry boundary wall (with planting). The proposed materials include a two tone light coloured rendered façade and slim line aluminium frame windows.

As a result of the size, design and location of the proposal, and given the proposed materials (which have been revised following advice from the Council's Conservation Officer), the proposal is considered to preserve the character and appearance of the host building and conservation area. The proposed extensions will read as subservient to the main building and are sympathetic to the context of the site. Further, a condition has been included requiring details of the proposed brick flank wall to be provided, along with details of the planting along the front elevation of the brick flank wall that faces the public walkway. Such conditions will ensure that an appropriate level of visual amenity is maintained. 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight or outlook as the proposed extensions will be single storey in height and replace an existing single storey extension and shed of a similar height within the same locations. The proposed side boundary wall and proposed location of the extension windows will ensure that neighbours do not experience a no loss of privacy through overlooking.

No objections have been received prior to making this decision. 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 Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan. 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