

Application ref: 2023/1015/P  
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**Development Management**  
Regeneration and Planning  
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Proficiency Design & Build  
31-35 Fortune Green Road  
London  
NW6 1DU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**101 Castlehaven Road**  
**London**  
**NW1 8SJ**

Proposal:  
Construction of a ground and first floor rear extension, and the erection of a bin store within the front garden

Drawing Nos: Site Plan, Location Plan, EX-04, PR-01 Rev. E.

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 Plan, Location Plan, EX-04, PR-01 Rev. E.

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.

- 4 The roof of the ground floor projection shall not be used as a terrace at any time and may only be accessed for maintenance purposes.

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.

- 5 No development shall take place until full details of soft landscaping to the roof and side wall of the bin store have been submitted to and approved by the local planning authority in writing. [Such details shall include details of substrate depths and details of ongoing management and maintenance requirements as appropriate.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Once approved the development shall be carried out in accordance with the approved details in perpetuity.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal is for the erection of a single storey rear extension and first floor rear extension, plus the provision of a store for three bins at the front of no. 101 Castlehaven Road.

The application site is a single-family dwelling house and is not a listed or locally listed building. It is located within the Kelly Street Conservation Area.

The proposed ground floor extension would be a 1 metre deep full width addition to an existing single storey rear projection. It would be finished predominantly in glazing with metal or timber frames. The lightweight appearance of the addition and its relatively limited depth means that the proposed rear additions, viewed together with the existing rear addition, would

appear subordinate to the main house and would be acceptable in terms of its appearance on the character and appearance of the property and the local area.

The first floor rear extension would be 3.25 metres deep and 2.85 metres wide, and located on the northern side of the rear elevation adjacent to the site boundary with 103 Castlehaven Road. It is noted there are first floor rear extensions of a similar size in the area already, for example at nos. 89 and 105 Castlehaven Road. As such, this part of the proposal would not appear out of keeping with the character and appearance of the property and the local area.

The bin store would be 1.3 meters in height, 0.8 metres in depth and 1.95 meters in width. It would be finished with a planted green roof and a planted green wall fronting onto Castlehaven Road. The size and scale of the store has been kept to a reasonable minimum and would not dominate the front garden area. The provision of planting to the roof and wall of the bin store is welcomed though such planting is not considered to constitute permanent screening of the store due to the potential of planting to degrade and fail if not properly maintained. Further information is required regarding the type, management and maintenance of the bin store roof and wall planting, to ensure that the quality and maintenance of the planting is of an appropriately high quality, and this shall be secured by condition. The roof area for the existing shall also not be used as a terrace and this shall be controlled by condition too.

The Council's Conservation Officer has raised no objections to the proposals, following amendments to the proposal which reduced the bin store height to no greater than that of the existing front boundary fence.

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 size and siting of the various elements of the proposal means that it would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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 London Borough of Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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



Daniel Pope  
Chief Planning Officer