

Application ref: 2023/1392/P  
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Date: 7 September 2023

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DFA  
40 Drayton Road  
Borehamwood  
WD62BX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Basement Flat**  
**38 Randolph Street**  
**London**  
**NW1 0SR**

Proposal:

Erection of lower ground floor rear extension and alterations to rear lower ground floor window

Drawing Nos: Site Location Plan 1403\_PL\_010 Rev B, 1403\_EX\_100 Rev A, 1403\_EX\_200 Rev A, 1403\_PL\_100 Rev B, 1403\_PL\_200 Rev C, Design and Access 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:

Site Location Plan 1403\_PL\_010 Rev B, 1403\_EX\_100 Rev A, 1403\_EX\_200 Rev A, 1403\_PL\_100 Rev B, 1403\_PL\_200 Rev C, Design and Access 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the resubmission of planning permission 2014/5546/P dated 8/12/2014 which granted the erection of a rear infill extension at lower ground and for alterations to the lower ground floor rear window.

The extension would be located within the rear courtyard. The existing lean-to structure would be demolished. This is of little architectural or heritage significance and is thus acceptable. The proposed extension would largely infill this space, except for a small portion left in front of the bedroom window. The extension would read as subordinate to the host building and constructed of materials sympathetic to the host building and wider conservation area, namely brick with white render and a grey slate roof. Although the rear amenity space would be reduced, the property benefits from a front garden which is considered to provide an acceptable amount of amenity space. The design is thus considered acceptable.

The existing rear window at lower ground floor would be widened by approx. 0.6m. It would have a minimal impact on the appearance of the host building, and the use of white timber frames is considered appropriate in this context.

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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection was received from a neighbouring occupier, on the grounds of lack of consultation from the applicant, and the impact of the height of the roof ridge on light entering the ground floor side elevation window. The applicant has since confirmed that neighbouring occupiers have been consulted. The

ridge would be located approx. 1.6m from the window, and would be approx. 0.5m below the height of the top of the window. As such, it is considered that an acceptable amount of light would enter this window. The lightwell area would allow sufficient light into the lower ground floor bedroom window.

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. 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-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 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer