

Application ref: 2023/1706/P
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Date: 6 September 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mario Pilla Architects Ltd
50 Tollington Park
London
N4 3QY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

58 Canfield Gardens
London
NW6 3EB

Proposal: Fenestration alterations including new doors and windows and new cladding at ground level on the existing rear extension and removal of window on side elevation

Drawing Nos: 005 A0133 Survey Photographs Site & Location Plans, 010 A0133 Survey Ground Floor Plan, 011 A0133 Proposed Ground Floor Plan, 015 A0133 Survey Roof Plan, 016 A0133 Proposed Roof Plan, 020 A0133 Survey & Proposed Front Elevation, 030 A0133 rev A Survey & Proposed Rear Elevation, 040 A0133 Survey Side Elevation, 041 A0133 rev A Proposed Side Elevation, 045 A0133 Survey Side Elevation, 046 A0133 rev A Proposed Side Elevation, 050 A0133 Survey Section AA, 051 A0133 rev A Proposed Section AA, 0133_A_600 Design and Access Statement by Milla Pilla Architects.

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:

005 A0133 Survey Photographs Site & Location Plans, 010 A0133 Survey Ground Floor Plan, 011 A0133 Proposed Ground Floor Plan, 015 A0133 Survey Roof Plan, 016 A0133 Proposed Roof Plan, 020 A0133 Survey & Proposed Front Elevation, 030 A0133 rev A Survey & Proposed Rear Elevation, 040 A0133 Survey Side Elevation, 041 A0133 rev A Proposed Side Elevation, 045 A0133 Survey Side Elevation, 046 A0133 rev A Proposed Side Elevation, 050 A0133 Survey Section AA, 051 A0133 rev A Proposed Section AA, 0133_A_600 Design and Access Statement by Milla Pilla Architects.

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 proposed development makes changes to the external envelope of the property without alteration to the building's footprint or any change in height to the existing rear extension. The changes are limited to the rear and side of the property at ground level, and would have very limited visibility in views from the public realm.

The existing single-storey rear extension dates from the 1980s and at present neither its form nor brickwork relates well to the original building. The proposed changes to the fenestration and cladding would create more of a distinguishable contrast with the original building and therefore are considered acceptable.

In terms of detailed design, the use of charred timber battens would provide a muted facade which would complement the muted tones of the building and the garden setting. The design has been revised to reduce the extra height of the proposal, ensuring it does not appear bulky, by lowering the parapet wall on which black metal railings sit. The black vertical railings are considered to enhance and protect the character of the conservation area. The fenestration changes will introduce larger full height panes of glass, which are considered acceptable as they are restricted to the ground floor of the property. The loss of the side elevation window at ground floor is considered acceptable and would not detract from the overall appearance of the host property.

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.

Overall, and given the modest nature of the proposed works, the development is not considered to present any material harm in terms of neighbouring amenity in terms of loss of daylight, sunlight, outlook or privacy. As is currently the case any views sideways towards the neighbouring plots are obstructed by the existing garden boundary treatments.

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. 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-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