

Application ref: 2023/2385/P
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Date: 20 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

Paul Evans Design Associates Ltd
9 Dalmeny Road
London
N7 0HG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
8 Swain's Lane
London
N6 6QS

Proposal:

Erection of single storey rear extension to ground floor flat.
Drawing Nos: SW8A.g01.2 Rev. A; SW8A.g04; SW8A.sur01 Rev. A; Site Location Plan; Design and Access Statement (prepared by Paul Evans (Design) Associates Ltd, dated 17/07/2023).

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: SW8A.g01.2 Rev. A; SW8A.g04; SW8A.sur01 Rev.

A; Site Location Plan; Design and Access Statement (prepared by Paul Evans (Design) Associates Ltd, dated 17/07/2023).

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would replace an existing timber shed and would extend into the rear garden by 6.1m at ground floor level, in line with the existing rear building line of the attached offices at West Hill House to the west. The extension would be L-shaped, with a narrower flat roofed element adjacent to the host building, widening to a low-pitched roof element with lantern rooflight above to the rear. The extension would appear partially sunken when viewed from the rear of the rear garden, as the ground floor level steps up away from the rear building line. Given the change in garden levels, both elements of the extension would have a height of 3.1m from ground level, despite the top of the pitched roof being 1.0m higher than the flat roofed element.

The extension would not be out of keeping with the pattern of development along this side of the road, and is considered to be a subordinate addition to the host building in terms of bulk, height and scale. It would not be visible in any public views and three quarters of the existing rear garden space would be retained following completion. The extension would be finished in beige-coloured render to match the host building, with contemporary grey aluminium glazing to the side, which is considered acceptable given the location at sunken ground floor level. It is considered that the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Dartmouth Park Conservation Area.

Given the size and location of the proposed extension adjacent to an existing extension and at a lower level than the raised garden to the rear, it is not considered that it would not have a detrimental impact on the residential amenities of neighbouring properties in terms of loss of light, outlook or privacy.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 2020. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2023.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.](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 centered on the page.

Daniel Pope
Chief Planning Officer