

Application ref: 2021/5380/P
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Date: 25 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Edward McCann Architects
9 The Colonnades
105 Wilton Way
London
E8 1BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Oval Road
London
NW1 7EA

Proposal:

Re-construction of the existing basement rear extension and erection of single storey rear extension on ground floor level and associated works

Drawing Nos: 0098_GL01, 0098_GL_02 Rev A, 0098_GL03, 0098_L_65 Rev A, 0098_L_66 Rev A, 0098_L_67 Rev A, 0098_L_68 Rev A, 0098_L_105 Rev A, 0098_L_106 Rev A, 0098_L_107 Rev A, 0098_L_108 Rev A, 0098_L_109 Rev A, Design & Access Statement and Appendices.

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: 0098_GL01, 0098_GL_02 Rev A, 0098_GL03, 0098_L_65 Rev A, 0098_L_66 Rev A, 0098_L_67 Rev A, 0098_L_68 Rev A, 0098_L_105 Rev A, 0098_L_106 Rev A, 0098_L_107 Rev A, 0098_L_108 Rev A, 0098_L_109 Rev A, Design & Access Statement and Appendices.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension is considered acceptable in terms of its compatibility with the design of the original building and is in keeping with the pattern of rear development across the wider terrace where a variety of two storey plus extensions are apparent. The external walls of the extension will be a combination of concrete at basement level and timber cladding above. The timber cladding will be white oiled to protect it from the elements. The design, scale and materials are all considered acceptable and sensitive to the character and appearance of the host dwelling and the surrounding area.

No.23 Oval Road to the north of the site already has an extension which projects to the same depth as the existing and proposed rear basement level extension therefore its amenity would not be materially impacted. No.19 Oval Road is to the south of the site. The extension closest to this property is at basement level only with an existing high boundary wall and fence in-between so the extension would avoid a detrimental impact on the amenities of No.23 in regards to loss of light or overshadowing.

No objections have been received prior to making this decision. One comment was raised by the Primrose Hill CAAC in relation to the materials to be used. Officers have considered the materials proposed and consider the timber cladding to be acceptable in this non-prominent rear location and will be high quality and treated by so as to protect it and remain in good condition. The planning history of the site has been taken into account when coming to this decision.

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 (ERR) 2013.

The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with the London Plan 2021 and NPPF 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.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer