

Application ref: 2023/2908/P  
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Date: 8 November 2023

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

Phone: 020 7974 4444

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SKU Architects Ltd  
27  
Pymmes green road  
London  
N11 1DE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 St Alban's Road**  
**London**  
**Camden**  
**NW5 1RD**

Proposal:

Single storey rear extension, associated works including new rooflight and rising parapet on existing rear extension. Replacement of windows and roof tiles.

Drawing Nos: SKU/2023/21/P01, SKU/2023/21/P10, SKU/2023/21/P11,  
SKU/2023/21/P12, SKU/2023/21/P13V, SKU/2023/21/P20 Rev B, SKU/2023/21/P21  
Rev B, SKU/2023/21/P22 Rev B, SKU/2023/21/P23 Rev B

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

SKU/2023/21/P01, SKU/2023/21/P10, SKU/2023/21/P11, SKU/2023/21/P12, SKU/2023/21/P13V, SKU/2023/21/P20 Rev B, SKU/2023/21/P21 Rev B, SKU/2023/21/P22 Rev B, SKU/2023/21/P23 Rev B

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 proposal seeks to erect a single-storey ground floor rear extension to the side of the existing rear outrigger. It would measure approximately 3.5m high and extend 4m past the rear elevation of the house. The proposed extension, would not project any further than the original projecting wing. There are a mix of dwelling types along this road, and due to the bulk and mass, the proposed extension is considered acceptable as it would read as a subordinate extension to the host property and would align with the principles of the Neighbourhood Plan.

The extension would be finished in stone coping and would have crittal doors to the rear. The proposed material and design of the single story extension would be considered acceptable and would be sympathetic to the host property and wide conservation area.

There would be no additional opportunities for overlooking created from the proposed extension. Whilst the extension would project 4m from the existing rear elevation, the site benefits from side access and is set off the boundary with 6 St Alban's Road and therefore, it is not considered that it would harm the neighbouring amenity in terms of loss of daylight nor sunlight. The existing projecting wing sits along the boundary with number 10, and therefore, there is no change from the existing situation to this boundary. It is therefore not considered that the proposed extension would result in the undue loss of daylight, sunlight, or privacy for neighbouring properties. Therefore, the proposal is not considered to cause any adverse impacts on the amenity of residential occupiers.

The existing two story outrigger will have a raised parapet, increasing the overall height by 0.6m. This will be set down from the eaves of the property and will not significantly alter the character of the dwelling.

The applicant has taken on board conservation objections regarding the proposed double glazing and has altered the plans for the front elevation. For the front elevation the new plans show the toplights to each set of windows, which have the original lead work, being retained. The proposal includes removing the original leadwork and reinstating them to the external face of new double glazed windows. This work is to be carried out by a heritage specialist and will allow the windows to be upgraded but the historical lead work being retained which is welcomed.

The conservation officer also requested that any repair to the roof to be patch repaired, to which the applicant has agreed to. These works are considered to be sufficient to protect the character of the property and the wider conservation area.

An Air source heat pump is being shown on the drawings. The proposed unit meets the requirements under the the General Permitted Development Order Part G and therefore does not required planning permission and has not been considered as part of this application.

No objections have been received prior to making this decision, one comment was received from the Dartmouth Park CAAC stating the windows should be in a consistent style with the existing windows/door and the replacement roof tiles will also need to be consistent. The planning history of the site has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020; and A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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](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 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer