

Application ref: 2023/4090/P  
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Date: 24 November 2023

**Development Management**  
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NW3 2BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Flat**  
**2 Strathray Gardens**  
**London**  
**NW3 4NY**

Proposal: Single storey rear extension and alterations to fenestration at rear; alterations to main entrance; creation of new side entrance; new limestone paving to front

Drawing Nos: A1001; A1002; A1003; A1004; A1005; A1006; A1007; A1008; A2002; A2003; A2004; A2005; A2006; A2007; A4001; A4002; A4003; A4004; A4005; A4006; Design & Access Statement (dated 11/09/2023); Heritage Statement (dated 11/09/2023)

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: A1001; A1002; A1003; A1004; A1005; A1006; A1007; A1008; A2002; A2003; A2004; A2005; A2006; A2007; A4001; A4002; A4003; A4004; A4005; A4006; Design & Access Statement (dated 11/09/2023); Heritage Statement (dated 11/09/2023).

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.

#### Informative(s):

- 1 Reasons for granting

This application seeks permission for a single storey rear extension and alterations to fenestration at the rear; the creation of a new side entrance; alterations to the main entrance; and new limestone paving to the front.

The existing single storey rear extension would be extended by approximately 5 square metres at the south-eastern corner (i.e. nearest to the host building) by infilling the gap that was left when the extension was approved in 1970 (reference G7/15/1/9351). On the northern (side) elevation of the existing extension, the fenestration would be altered from 2 separate windows to incorporate full height and width sliding doors. A new side entrance would be created, to replace the side entrance being lost by the extension, utilising an existing window opening that appears to have been a door previously due to mismatched brickwork. These changes would not significantly alter the character and appearance of the host dwelling and are considered to be acceptable in visual terms.

The changes to the fenestration on the existing rear bay window (creating full height openings) are also considered to be acceptable on the basis that the new openings would still align with and match openings higher up on the host building.

To the front of the building, a new entrance door is proposed underneath the main staircase, utilising the existing window opening. This change would not impact significantly on the character and appearance of the host building and is therefore considered to be acceptable.

New limestone paving is also proposed to the front, which is in keeping with the character and appearance of the host building and the wider area, and therefore acceptable.

It is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties in terms of visual privacy and outlook, overbearing impact or loss of sunlight / daylight, overshadowing etc. The infill extension to the existing rear extension would be adjacent to an extension at No. 4 Strathray Gardens, but given that this property is directly to the south, the impact in terms of loss of light is lessened and overall considered to be acceptable, particularly as a gap to the side of the host building would remain.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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 2023.

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 centered on the page.

Daniel Pope  
Chief Planning Officer