

Application ref: 2023/2186/P
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Date: 25 July 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

Shorplans
71-75 Shelton Street
Covent Gardens
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
230 Kentish Town Road
London
NW5 2AB

Proposal: Replacement of first floor rear extension with rooflight.

Drawing Nos: 230-000 dated 07.06.2023; 230-001 dated 28.04.2023; 230-002 dated 22.06.2023; 230-003 dated 28.04.2023; 230-005 dated 28.04.2023; 230-006 dated 28.04.2023; 230-007 dated 28.04.2023

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:-
230-000 dated 07.06.2023; 230-001 dated 28.04.2023; 230-002 dated 22.06.2023; 230-003 dated 28.04.2023; 230-005 dated 28.04.2023; 230-006 dated 28.04.2023; 230-007 dated 28.04.2023

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

Informative(s):

- 1 Reasons for granting permission.

The site comprises a five-bedroom flat situated over three upper floors above the ground floor commercial unit fronting Kentish Town Road. The flat is accessed from the rear via Caversham Road. The building is not within a conservation area, but the Bartholomew Estate Conservation Area is immediately adjacent to the rear of the site. The site is a continuation of the locally listed group 238-248 Kentish Town Road and has notable and historical significance, drawn from the form, detailing, and fenestration of the building.

The proposal seeks to replace the existing single storey rear extension within the same footprint which would remain subordinate in scale and location to the host building. It would respect the design and proportions of the building and setting and character of neighbouring buildings. As the rear of the terrace includes taller extensions of greater depth, the proposal would integrate with the established pattern of development. As the proposed extension is at first floor level it would have some visibility from the street. As it would be set behind the existing flank wall to the street elevation and the use of brick to match the existing would mitigate its visual impact. The timber window to its rear elevation and rooflight above are considered appropriate additions. It would be visible in short view from Caversham Street and Wolsey Mews but remains subordinate to the host building and is not considered harmful.

Overall, the proposals would not harm the character and appearance of the host building or adjacent conservation area and would comply with policies D1 and D2 of the Camden Local Plan.

The upper floor flats are accessed at the rear of the terrace by entrances along an external walkway at first floor level. There is an existing step access enclosure to the rear of the site which provides access from street level from Caversham Road. A small portion of the extension would extend above this enclosure. However, due to the existing access enclosure and distance from neighbouring windows, the proposal would have limited visibility to adjoining neighbours within the terrace. As a result, given the size, location and distances between properties, there would be no harmful impact to the

neighbouring amenity in terms of loss of light, privacy, or a sense of enclosure, and would comply with policies A1 of the Camden Local Plan.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Development Plan 2016. 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 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.

- 4 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.

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