

Application ref: 2023/4422/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 15 January 2024

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

Esen Loft
Innova Business Park
Electric Avenue Vision 25
Enfield
EN3 7GD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

72 Malden Road
London
NW5 4DA

Proposal:

Erection of replacement two storey rear extension at lower ground and ground floor levels.

Drawing Nos: Location plan; E010-01 (Rev 03); E010-02 (Rev 03); E010-03 (Rev 03); E010-04 (Rev 03); E010-05 (Rev 03); E010-06 (Rev 03); E010-07 (Rev 03); E010-08 (Rev 03); E010-09 (Rev 03); E010-10 (Rev 03); E010-11 (Rev 03); E010-12 (Rev 03)

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: Location plan; E010-01 (Rev 03); E010-02 (Rev 03); E010-03 (Rev 03); E010-04 (Rev 03); E010-05 (Rev 03); E010-06 (Rev 03); E010-07 (Rev 03); E010-08 (Rev 03); E010-09 (Rev 03); E010-10 (Rev 03);

E010-11 (Rev 03); E010-12 (Rev 03)

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 and policy D2 of the Kentish Town Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposal entails a full-width lower ground floor extension and a part-width upper ground floor extension following the demolition of a shallow two storey outrigger.

The proposed massing, following revisions, would be subordinate to the host property and would not disrupt the pattern of rear development across the building group which demonstrates rear extensions of various scales and forms ranging from single storey to four storeys in height and varying depths.

The extension would be rendered to match the finish to the rest of the host property. It would feature full height glazed doors at ground floor level as well as two windows, one at each level. The window frames are proposed to be uPVC which is a material choice that the Council typically resist on aesthetic and environmental grounds. In this case, however, the existing windows to both the front and rear are all uPVC and the new uPVC windows would be to the rear only with no public visibility. In this exceptional circumstance, uPVC is considered acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

A neighbouring property raised concerns about light and amenity impact. No.70 have an external stair that's preventing much light from reaching basement window. No.74 already have an extension and a high boundary wall. Owing to the nature of the proposal and the neighbouring properties, the development would not cause any significant harmful impacts on the amenity of adjoining residential occupiers, including light.

A representation was received from West Kentish Town CAAC regarding drawing inaccuracies which have since been rectified by the applicant through a resurvey of the property and the submission of an updated drawing set. The planning history of the site has been 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 policy D2 of the Kentish Town Neighbourhood Plan 2015. 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) 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 the National Planning Policy Framework.

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



Daniel Pope
Chief Planning Officer