

Application ref: 2023/2368/P  
Contact: Blythe Smith  
Tel: 020 7974 3892  
Email: [Blythe.Smith@camden.gov.uk](mailto:Blythe.Smith@camden.gov.uk)  
Date: 15 February 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Skyline Design Ltd  
80 Elphinstone Road  
Hastings  
TN34 2BS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2nd and 3rd Floor**  
**27 Gascony Avenue**  
**London**  
**NW6 4NB**

Proposal:

Erection of single storey rear extension at second floor level with access to existing roof terrace; enlargement of rear dormer.

Drawing Nos: 620.1250.PL.01; 620.100.PL.01; 620.200.PL.01; 620.100.PL.02;  
620.100.PL.03; 620.200.PL.02 Rev A; 620.100.PL.04 Rev A; 620.100.PL.05 Rev A;  
620.100.PL.06 Rev A.

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

620.1250.PL.01; 620.100.PL.01; 620.200.PL.01; 620.100.PL.02;  
620.100.PL.03; 620.200.PL.02 Rev A; 620.100.PL.04 Rev A; 620.100.PL.05  
Rev A; 620.100.PL.06 Rev A;

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Design

The proposed rear extension at 2nd floor level would be modest in size extending 2.2m in length from the rear elevation of the main building by 3.17m in width. It would project above the sloping shared brick parapet with no. 29 by between 0.46m to 2.5m (at its closest to the main rear elevation of the building). Given its size, it would be considered a subordinate addition to the host building in terms of bulk, height and scale when viewed from private views from surrounding properties. Although the extension would not be set down one storey from the eaves of the roof, an extension at 2nd floor level is considered acceptable in this instance due to existing similar extensions at the adjacent neighbouring properties including nos. 19, 21, 25, 31 and 33. The proposed design and materials would ensure that the extension and associated alterations would have a traditional appearance that would be in keeping with the character and appearance of the host building and the wider terrace.

The roof of the existing rear extension is used as a roof terrace and includes obscure glazed screens that were approved in 2007 (ref 2007/2723/P). The proposal would include the retention of the rear part of the roof as a roof terrace as well as the obscure glazed screens. This would not alter the character or appearance of the existing building nor the terrace of which it forms a part.

During the course of the application revised drawings were received in relation to the proposed roof works. These include removal of the front dormer, setting the dormer away from the eaves by an additional 0.2m, and removal of the Juliette balcony. The replacement rear dormer would increase in size above the existing by 1.9m in height and 2.7m in width and would have a maximum width of 3.6m and a height of 2.1m. This would be set in from the ridge and eaves of the roof and is not considered to be a dominant addition to the roof slope. It is noted that dormers of this scale and siting at the rear are not out of keeping with the prevailing pattern of development within the street.

The proposed materials would match the existing which is acceptable. The proposed dormer would appear as a subordinate and proportionate addition on the roof slope. The proposal would not harm the character or appearance of the host dwelling or the wider area.

#### Amenity

The proposed extension would match the scale and height of rear projections at neighbouring properties. The first floor rear window and terrace at no. 29 is already overshadowed by the existing two story outrigger at no.27. The height of the proposed extension at 2.5m would marginally exceed the 45-degree line taken from the second-floor rear window at no 29. The internal layout of no. 29 could be similar to the internal layout of the application building but handed so the affected window at second floor level may serve an internal staircase. Notwithstanding this, the rear elevations of the properties on this side of the terrace are north-east facing and the existing parapet rear projection between no.27 and 29 creates some overshadowing of this window. It is therefore considered that the extension would not result in an increased loss of daylight and sunlight to the windows at the neighbouring property at no. 29. The proposed rear dormer by virtue of its location on the rear elevation, would not introduce additional adverse overlooking opportunities into the windows of the neighbouring occupiers.

Two objections were received during the course of this application which have been assessed in a separate consultation summary. The Kilburn Neighbourhood Forum raised no objections. The site history and relevant appeal decisions were taken into account when coming to this decision.

- 2 As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.
- 3 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).
- 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.
- 5 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer