

Application ref: 2023/4981/P  
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Date: 10 May 2024

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

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Kilburn Nightingale Architects  
26 Harrison St  
London  
WC1H 8JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Thurlow Road**  
**London**  
**NW3 5PP**

Proposal:  
Erection of single storey lower ground floor extension, creation of a terrace at upper ground floor level and associated works

Drawing Nos:  
Site location plan, 23\_01\_E00, 23\_01\_E01, 23\_01\_E02, 23\_01\_E03A, 23\_01\_E04, 23\_01\_E05, 23\_01\_E06, 23\_01\_E07, 23\_01\_E08, 23\_01\_01A, 23\_01\_P02A, 23\_01\_P03A, 23\_01\_P04A, 23\_01\_P05A, 23\_01\_P06A, 23\_01\_07, Arboricultural Impact Assessment Report by Sharon Hosegood dated October 2023, Design and Access Statement.

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:

Site location plan, 23\_01\_E00, 23\_01\_E01, 23\_01\_E02, 23\_01\_E03A, 23\_01\_E04, 23\_01\_E05, 23\_01\_E06, 23\_01\_E07, 23\_01\_E08, 23\_01\_01A, 23\_01\_P02A, 23\_01\_P03A, 23\_01\_P04A, 23\_01\_P05A, 23\_01\_P06A, 23\_01\_07, Arboricultural Impact Assessment Report by Sharon Hosegood dated October 2023, Design and Access Statement.

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.

- 4 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and improved in writing by, the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal involves a single storey lower ground floor extension with a roof terrace on the upper ground floor. The lower ground floor existing bedroom and its adjacent bathroom will be extended with a study area leading out onto a sheltered veranda and the garden. On the upper ground floor, a space for outside living/eating would be created. The existing rear windows at upper ground floor are to be altered and extended into French doors which would open out onto the new terrace area. The new openings are to match the existing in size, style, material including the decorative stucco lintel above. The extension and terrace area are angled to the east side to minimise projection into the garden area and reduce loss of light to the lower ground floor rooms.

Due to the corner site, the additional bulk and massing of the proposed extended terrace would be visible in-part from the street. However, works will not extend above upper ground floor level and the materials and finishes proposed will match with those of the main host building (brickwork, painted render, metal balustrading). The extension and terrace are considered subordinate in form, scale, and design. The mix of materials combined with the extension projection would complement the existing building and would have a contemporary appearance and is acceptable.

Given the siting of the rear extension and terrace area it would be set in from all neighbouring boundaries. It is not considered the proposed extension and terrace area would have a detrimental impact on the amenities of the neighbouring properties in regard to loss of light, overbearing, overshadowing or privacy impacts.

There are trees within the rear garden, which would be close to the proposed rear extension and terrace area. The scheme will require one tree to be removed (cherry tree category C) and a replacement tree to be planted towards the rear of the garden is proposed to mitigate its loss and all retained trees will be protected from harm during construction. The Council's tree officer has reviewed the arboriculture report and has no objections to the scheme. A condition is attached requiring adequate protection of all trees.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan and with policies DH1, DH2 and NE2 of The Hampstead Neighbourhood Plan 2018. The proposal is also in accordance 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 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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer