

Application ref: 2024/1104/P  
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Date: 21 May 2024

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

Phone: 020 7974 4444

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Arkiplan Architectural Ltd  
Lychett House, 13 Freeland Park  
Wareham Road  
Poole  
BH16 6FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**34 Cantelowes Road  
London  
NW1 9XT**

Proposal: Replacement of existing front boundary wall, new parapet above existing lean to, new fenestration and rooflights to existing rear extension

Drawing Nos: Site Location Plan 24-0129 D01 REV 4, 24-0129 D02 REV 4, 24-0129 D03 REV 4, 24-0129 D04 REV 4, 24-0129 D05 REV 4, 24-0129 D06 REV 4, 24-0129 D07 REV 4, 24-0129 D08 REV 4, 24-0129 D09 REV 4, 24-0129 D010 REV 4, 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 24-0129 D01 REV 4, 24-0129 D02 REV 4, 24-0129 D03 REV 4, 24-0129 D04 REV 4, 24-0129 D05 REV 4, 24-0129 D06 REV 4, 24-0129 D07 REV 4, 24-0129 D08 REV 4, 24-0129 D09 REV 4, 24-0129 D010 REV 4, 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.

Informative(s):

- 1 Reasons for granting permission:

On the front elevation, the proposal involves the erection of a replacement front boundary wall and the erection of a brick parapet on the side return. The existing front wall is in disrepair and the replacement would be of a similar height and scale. The wall would be low and constructed with brick which is considered appropriate for the conservation area. The new brick parapet on the lean-to would be a minor addition that would not detract from the overall appearance of the front of the house.

On the rear elevation, the fenestration on the existing rear extension would be updated with new larger doors to access the rear garden. A suitable amount of solid would be retained on the rear extension and the design would not significantly alter the appearance of the property. New rooflights are proposed on the flat roof of the rear extension which is currently used as a terrace. These would not significantly alter the appearance of the property and as with the new doors, would be located on a more recent addition.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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. 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](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-householder-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