

Application ref: 2024/0629/P
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Date: 23 May 2024

Development Management
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Daniel Gibson Design
Unit 3 Burmarsh Workshops
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Falkland Road
London
NW5 2PX

Proposal: Erection of single storey rear ground floor wrap around extension and mansard roof extension

Drawing Nos: Site Location Plan, A1.1, A2.1, A3.1, A4.1, A5.1, A6.1, A2.1 Rev 1, A2.2 Rev 1, A3.2 Rev 1, A4.2, A5.2, A6.2 Rev 1

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, A1.1,A2.1, A3.1, A4.1, A5.1, A6.1, A2.1 Rev 1, A2.2 Rev 1, A3.2 Rev 1, A4.2, A5.2, A6.2 Rev 1

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:

The proposals involve the erection of a single storey rear wrap-around extension at ground floor and the erection of a mansard roof extension. The application site is a mid-terraced property located in the Kentish Town Conservation Area and Neighbourhood Plan Area.

The rear extension would infill the space between the existing rear projection and the boundary with no. 32 and would project beyond the depth of the existing outrigger and read as full width at the rear. It would project slightly beyond the depth of the prevailing pattern of rear extensions along the terrace however this is only marginal, and the extension would maintain subordination to the host building and a sufficient amount of usable garden space would be retained. The extension would be finished with brick and Crittall-style metal doors which are appropriate for a contemporary addition in the conservation area.

Both neighbouring properties at nos. 28 and 32 have mansard style roof extensions and therefore the addition of a mansard roof extension at the application site is considered in keeping with the surrounding context. It would be set back from the front parapet with a sufficient pitch. It would be finished in slate with lead clad dormers which are appropriate materials. The proportion of the dormer windows would respect the fenestration hierarchy at lower floors in terms of scale and location.

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. The ground floor windows at no. 32 are already overshadowed by the existing two storey rear projections at nos. 30 and 32 and the proposal would not sufficiently worsen this situation. Nonetheless, the proposed extension would not exceed the 45 degree line taken

from the ground floor windows at no. 32. Therefore, the extension would not result in harmful loss of daylight/sunlight.

Two responses were received from neighbouring occupiers on grounds of party wall matters, the number of building works on the road and the impact of this on parking and noise. In addition, comments about existing views between the mansards roofs and loss of privacy were made. An informative is attached reminding the applicant of party wall matters. Given the scale of the project, a construction management plan is not required and the level of building work in the vicinity is not a material planning consideration. In addition, private views are not a material planning consideration, and the additional dormer windows would not significantly worsen the existing mutual overlooking situation given the separation of the street to properties on the north side of Falkland Road.

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

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996

which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer