

Application ref: 2024/0957/P
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Date: 5 July 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Studio LK Limited
86-90 Paul Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lower Ground Floor Flat
41 Brecknock Road
London
N7 0BT

Proposal:

External alterations to the existing flat at ground level, including: installation of new entrance door, replacement of existing door with window, levelling of entrance area, and creation of terrace within lightwell including replacement of windows with doors.

Drawing Nos:

Design and Access Statement (prepared by Studio LK, dated 07/03/2024); 001 A; 010; 110 A; 111.

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:

Design and Access Statement (prepared by Studio LK, dated 07/03/2024); 001 A; 010; 110 A; 111.

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 and and policy D3 of the Kentish Town Local Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

The application seeks permission to make external alterations to the existing ground floor flat at 41 Brecknock Road; these would include the creation of a side entrance including installation of level access, the replacement of an existing door with a window, and the creation of a terrace within an existing lightwell.

It should be noted that a previously granted permission at the site gave consent for the creation of a new residential unit to the rear of the building, accessed from the same passageway (ref. 2021/4952/P). The new flat is separate from the flat that this application involves, and the two schemes do not contradict or conflict with each other.

The new entrance would be located on the north elevation, facing onto the shared side access passage that comes off Brecknock Road. The existing entrance door to the flat would be replaced with a new window, which would be appropriately sized and constructed of white painted aluminium to match the existing windows within the building. The new entrance door would be located a few metres to the east of the existing entrance and would be appropriately sized and constructed of matching materials. It would also involve the erection of a modestly sized canopy over the entrance, as well as the levelling of the ground directly in front of the door to provide level access. Within the existing lightwell, a terrace would be formed by converting an existing window into doors. This would entail widening the opening slightly, but the change would be minor and there would be very limited public visibility of this alteration. The proposed changes would not significantly alter the character and appearance of the host dwelling, and are considered acceptable in design terms.

It is not considered that the proposal would result in undue harm to the residential amenity of neighbouring properties. Due to the nature of the works, there would not be considered to be any impacts on loss of sunlight/daylight or

overshadowing. The new windows would not create any new opportunities for overlooking or impacts on privacy, given that the windows to the existing workshop area facing the lightwell would be blocked up. This is consistent with the aforementioned approved application (ref. 2021/4952/P), which would also involve the removal of these window openings.

One objection was received prior to making this decision, which relates to the impact of construction works to the neighbouring café located at no.39 Brecknock Road. The proposed works are considered minor in nature and would be unlikely to have a significant impact on the operation of nearby businesses. Additionally, the works would have to be carried out in accordance with the Council's minimum requirements - the applicant is reminded of this by an informative attached to this decision.

The planning and enforcement history of the site has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with Policies D1 and A1 of the London Borough of 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer