

Application ref: 2024/1658/P
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Date: 18 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Studio McW
Working From Southwark
32 Blackfriars Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Croftdown Road
London
NW5 1EN

Proposal:

Erection of single storey rear extension, replacement of windows to front and rear, installation of rooflights to front and rear, and reconfiguration of front and rear gardens, including installation of bin and cycle store.

Drawing Nos:

Design and Access Statement (prepared by Studio McW); Location Plan; 002_P1; 100B_EX1; 100_EX1; 101_EX1; 102_EX1; 103_EX1; 104_EX1; 110_EX1; 111_EX1; 112_EX1; 120_EX1; 121_EX1; 122_EX1; 150B_P2; 150_P1; 151_P1; 152_P1; 153_P1; 154_P1; 170_P1; 171_P1; 172_P2; 300B_P2; 300_P1; 301_P1; 302_P1; 303_P1; 304_P1; 310_P2; 311_P1; 312_P1; 320_P1; 321_P1; 322_P2.

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:

Location Plan; 002_P1; 100B_EX1; 100_EX1; 101_EX1; 102_EX1; 103_EX1; 104_EX1; 110_EX1; 111_EX1; 112_EX1; 120_EX1; 121_EX1; 122_EX1; 150B_P2; 150_P1; 151_P1; 152_P1; 153_P1; 154_P1; 170_P1; 171_P1; 172_P2; 300B_P2; 300_P1; 301_P1; 302_P1; 303_P1; 304_P1; 310_P2; 311_P1; 312_P1; 320_P1; 321_P1; 322_P2.

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 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a four storey dwellinghouse located on the southeastern side of Croftdown Road, within the Dartmouth Park Conservation Area. The proposal involves the erection of a single storey rear extension, the replacement of windows throughout, the installation of rooflights to the front and rear, and works to the front garden, including alteration of the boundary walls and erection of a bike and bin store within the front lightwell. Although the proposal originally sought to relocate the garage doors to the side elevation, the submission was revised following submission and this part of the works removed.

The proposed rear extension would be full width and extend approximately 3.65m from the original rear elevation of the main building. However, the existing rear outrigger extends at upper ground and first floor levels, but not at lower ground level, resulting in an overhang over an external patio. As such, the proposed extension would effectively be infilling this space and extending approximately 1.2m from the rear of the existing closet wing and 1.5m from the rear of the existing outrigger. The proposed extension would measure approximately 3.1m in height and would be constructed of brick to match the

existing building. It would feature dark steel framed doors and windows, with a flat roof and rooflight. The extension would roughly align in depth with rear extensions previously approved along this row of houses, including those at nos. 40 (2016/4953/P) and 44 (2012/5902/P). Due to the modest size of the proposed extension, it would not be considered to add significant bulk or massing and would be subordinate to the host property, as well as retaining a reasonably sized garden. The proposed extension to the rear would have limited public visibility due to the modest height and position of boundary walls, but irrespective of this, the scale, design, and materials used would be appropriate for the context and allow the extension to read as a coherent modern addition to the existing house, and would therefore not cause harm to the conservation area.

To the front of the site, it is proposed to install a cycle store at lower ground level within the existing lightwell, as well as planting and a bin store on top of this at ground level. The bin store would be constructed of brick and would have a smaller footprint than the cycle store that it sits atop, with a footprint of approximately 1.5sqm, compared to the 5.7sqm footprint of the cycle store. These alterations would entail the relocation of the existing staircase leading down into the lightwell, as well as the replacement of the metal railings to the front boundary and the installation of a gate to the bin store. Both the bin store and the cycle store would be similar to those already existing along this road, and would be appropriately scaled and sited such that they would not obscure the front elevation of the building and appear as ancillary and subservient. The removal of a small portion of the railing to install the gate to the bin store would be considered acceptable, and would not cause unacceptable harm to the building, streetscape, or wider conservation area, particularly given the minimal amount of railing removed.

The proposal also involves the installation of two rooflights - one to the front slope and one to the rear. These would be conservation style and would sit flush with the roof tiles. They are considered appropriate in terms of size, location, and number with regards to the form and scale of the roof. All windows to be replaced to the main building would be timber framed sash windows, which would be supported. All proposed works would therefore be considered to preserve the character and appearance of the host building and Dartmouth Park Conservation Area, and would therefore be considered acceptable.

- 2 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 (ERR) 2013.

With regards to amenity, it is not expected that the proposal would have unacceptable adverse effects on the amenity of neighbouring occupiers. The extension is modest in terms of scale and massing, and the proposed depth of approximately 1.5m from the existing building line of the rear outrigger would mean that any impact on light availability or outlook would be limited. Similarly, the proposed cycle and bin stores to the front lightwell would be modest in scale and would not be considered to significantly impact light availability to the neighbouring property. No new opportunities for overlooking would be created as a result of the proposal, and a condition would ensure that the flat roof of the

extension is not used as an amenity space.

One objection was received prior to making this decision, which related to the impact of both the bin store to the front and the extension to the rear impacting the light availability of the neighbouring property. The previous paragraph explains that the proposed works would not be considered to significantly impact the amenity of residents given the limited scale and mass of the alterations.

The site's planning history has been taken into consideration when coming to this decision.

As such, the proposed development is in general accordance with Policies D1, D2, and A1 of the London Borough of Camden Local Plan 2017 and Policies DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan 2020. 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) 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.

- 6 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer