

Application ref: 2024/0306/P
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Date: 11 July 2024

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

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Simon Miller Architects Ltd
11 Portsdown Mews
London
NW11 7HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Boscastle Road
London
NW5 1EE

Proposal:

Erection of a single storey ground floor rear infill extension with associated rooflights, 3 rooflights on each of the existing front and rear roof slopes, creation of a roof terrace at second floor level, replacement of all existing windows to the front elevation; first and second floor windows to the rear elevation and side elevation windows with double glazed windows to match the existing, new door to replace an existing window at second floor level to provide access to terrace and associated alterations including rebuilding of the front boundary wall.

Drawing Nos:

567 EX-COU-01, 567 EX-COU-02, 567 EX-COU-03, 567 EX-COU-04, 567 EX-COU-05, 567 EX-COU-06, 567 EX-COU-07, 567 EX-COU-08, 567 EX-COU-09, 567 EX11 567 EX-COU-OS, 567 NP01, 567 NP02, 567 PH01, 567 PL02 Revision A, 567 PL03 Revision A, 567 PL04 Revision B, 567 PL06 Revision A, 567 PL07 Revision A, 567 PL08, 567 PL09 Revision B, 567 PL10, Design and Access Statement 25th January 2024, Daylight and Sunlight Assessment February 2024.

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:

567 EX-COU-01, 567 EX-COU-02, 567 EX-COU-03, 567 EX-COU-04, 567 EX-COU-05, 567 EX-COU-06, 567 EX-COU-07, 567 EX-COU-08, 567 EX-COU-09, 567 EX11 567 EX-COU-OS, 567 NP01, 567 NP02, 567 PH01, 567 PL02 Revision A, 567 PL03 Revision A, 567 PL04 Revision B, 567 PL06 Revision A, 567 PL07 Revision A, 567 PL08, 567 PL09 Revision B, 567 PL10, Design and Access Statement 25th January 2024, Daylight and Sunlight Assessment February 2024.

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 and policies DC1, DC2 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 4 The rooflights hereby approved shall be conservation style, flush to the roofslope.

Reason: To safeguard the appearance of the Dartmouth Park Conservation Area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan 2020.

- 5 Notwithstanding the details shown on the approved plans, the privacy screens at second floor level shall be a total of 1.8m in height and shall be erected on the southeastern elevation and on the north western elevation (between the chimney breast and rear elevation of the main building) prior to the use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the building and the character of the area and to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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 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