

Application ref: 2024/2644/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 5 August 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Resi Design Ltd
Unit 118
Workspace Kennington Park
Canterbury Court
London
SW9 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
7 Kingdon Road
London
NW6 1PJ

Proposal:
Erection of single storey rear infill extension with associated alterations to rear patio and steps

Drawing Nos: Location plan dated 27 Jun 2024; B193275-3100 Rev. A; B193275-1100 Rev. A; B193275-3000 Rev. A; Planning Fire Safety Strategy prepared by Resi dated April 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:

Location plan dated 27 Jun 2024; B193275-3100 Rev. A; B193275-1100 Rev. A; B193275-3000 Rev. A; Planning Fire Safety Strategy prepared by Resi dated April 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The proposal is for a single storey side infill extension with associated alterations to rear patio and steps. The proposed extension will project to the rear building line of the existing rear outrigger on the host property and the structure will sit below the existing boundary wall with No.9. Side and rear extensions in various scale are present at No.1, 9 and 11 Kingdon Road which form part of the same terrace. The extension would appear as lightweight and would be subordinate to the host building. Sufficient outdoor amenity space will be retained. The majority of the extension will be glazed while the roof will be part solid and part glazed. The extension would be screened from the street behind the existing dwelling and would not be visible in any public view or streetscene. The modern design and materials would allow the development to be read as a later addition to the building and given its location at lower ground it is not considered to detract from the character and appearance of the host property, terrace or wider area.

The extension is modest in scale and will only project approximately 2.45m in depth, 2.42m in width and with a total height of 2.8m. The extension will sit below the boundary wall. Given the modest scale of the proposed infill extension, it is not considered to have a harmful impact on any neighbour's amenity in terms of loss of light, privacy or outlook. Other alterations include new retaining walls which will be approximately 2m from the rear of the infill extension with new steps to the rear garden. These proposed works are considered minor in nature and will not result in any undue amenity impact to the neighbours.

Two objections were received and duly considered prior to making this decision. Issues involving terms of the lease of the property and party walls are private civil matters and will not constitute material planning consideration. The proposed extension would be subject to Building Control Regulations for structural safety. A copy of Notice 1 signed and dated on 19 June 2024 (which

is required to serve on individuals if Ownership Certificate B is completed) was accompanied in this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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