

Application ref: 2024/2461/P  
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Date: 8 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Cityscape PA  
6  
Spencer Way  
London  
E1 2PN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**94 Agar Grove**  
**Camden**  
**NW1 9TL**

Proposal: Demolition of existing rear extension, construction of single storey rear extension, relocation of existing ground floor side door, and other alterations to side fenestration.

Drawing Nos: 19/600/001, 19/600/002, 19/600/003, Design and Access Statement Inc. Heritage Impact Statement.

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: 19/600/001, 19/600/002, 19/600/003, Design and Access Statement Inc. Heritage Impact Statement.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the single storey rear extension approved under 2024/2461/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposal is for the demolition of existing rear buildings, construction of a single storey rear extension and alterations to the side fenestration of the existing house at ground floor level.

The host building is not listed or locally listed. It is located within the Camden Square Conservation Area and is identified as a positive contributor.

The existing single storey rear extensions i.e. the rear kitchen and larder/porch appear not to be original features of the existing house and would be demolished. There is no objection to this demolition work progressing.

The proposed extension would be maximum 3.8 metres in depth and a maximum of 3.28 metres in height (3 metres at eaves level). It is relevant to note that extensions of 3 metres in depth and 3 metres in height can be built beyond the rear wall of existing dwellings without the need for planning permission under existing permitted development rights. The extension would project only 0.4 metres deeper than the rear wall of the existing kitchen extension.

The single storey height of the extension and the use of materials to match the main house means it would appear as a subordinate addition to the rear of this property. Although the straight lines of the exterior of the proposed extension would not accord well with the chamfered sides of the existing rear bay, and thus would jar somewhat with the upper floor of the bay which would remain in situ as part of this application and which is an important part of the character and appearance of the conservation area, this rear extension would have a very limited impact on local character given that it would not be significantly

visible from outside of the application site, and not at all from public areas. Furthermore, other extensions of a similar size and scale have been built in the local area and, as mentioned above, the size, scale and materiality of the extension means it would appear as a subordinate addition to the main house.

As such, it is considered that the proposed works would preserve the character and appearance of the host property and the Camden Square Conservation Area. The application is therefore considered appropriate from a design and heritage perspective.

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 proposed extension would be in a similar position to the existing rear extensions. It would project 0.4 metres deeper than the existing rear kitchen, would be 0.3 metres higher and also slightly closer to the boundary with no. 92, however any apparent increase in bulk and massing of the extension from that neighbour would not cause any significant detrimental impact to their amenity. The extension would be separated from the neighbour at no.96 to an extent that their amenity would also not be impacted significantly. The proposed amendments to the layout of fenestration on the eastern side elevation would have no impact on the amenity of these neighbours. A condition will be placed on the application to ensure the flat roof will not be used as a terrace. The amenity of the neighbouring properties would therefore be respected in terms of a loss of day/sunlight, outlook, privacy and noise disturbance.

The development is therefore acceptable in terms of its design, heritage and amenity impacts, and for all other reasons. The site is partly within an area of contaminated land however this is only a very small area and contained solely to the rear of the site which is located considerable distance away from the host building and development. Therefore an assessment on this is not required.

- 2 No objections have been received prior to making this decision. The Camden Square CAAC were consulted on this application and had no comments to make. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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 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](http://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 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.

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



Daniel Pope  
Chief Planning Officer