

Application ref: 2024/3097/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 27 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

Mike Beck Design Ltd
1 Stirling Close
Frimley
Camberley
GU16 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
167-169 Kentish Town Road
London
NW1 8PD

Proposal:
Erection of single storey infill extension at rear.

Drawing Nos:
24 / 167-169KTR / EX 001; 24 / 167-169KTR / EX 100; 24 / 167-169KTR / EX 101; 24 / 167-169KTR / EX 201; 24 / 167-169KTR / EX 202; 24 / 167-169KTR / P100; 24 / 167-169KTR / P 101; 24 / 167-169KTR / P 201; 24 / 167-169KTR / P 202

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:

24 / 167-169KTR / EX 001; 24 / 167-169KTR / EX 100; 24 / 167-169KTR / EX 101; 24 / 167-169KTR / EX 201; 24 / 167-169KTR / EX 202; 24 / 167-169KTR / P100; 24 / 167-169KTR / P 101; 24 / 167-169KTR / P 201; 24 / 167-169KTR / P 202

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 Reasons for granting permission.

The proposal involves the erection of a single storey infill extension to the ground floor, occupied by a retail tenancy. The extension would infill the majority of the remaining open area to the side and rear, with a small courtyard area remaining at the site's north-western corner.

Full depth ground floor rear extensions are common for surrounding properties fronting onto Kentish Town Road, therefore the extension would respect and preserve the historic pattern and established townscape of the surrounding area.

The proposed infill extension would maintain the height of the existing ground floor rear extension, and not involve the removal of any existing architectural features of merit.

Overall, the infill extension would respect and maintain the character and appearance of the building and surrounding area.

Given the existing site accommodates very little green or permeable space to the rear of the existing extension, the proposed infill extension would not result in an unacceptable loss of biodiversity or exacerbate flooding.

Given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. The extension may encroach above the height of the existing boundary wall to the outdoor living space to the rear of 8 Kelly Street, however given the minor extent of the encroachment any loss of sunlight and daylight would be acceptable.

No objections have been received. 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 and D1 of the Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Plan. 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

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>.

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