

Application ref: 2023/4909/P
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Date: 20 September 2024

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

Phone: 020 7974 4444

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Planning Insight
12-18 Theobalds Road
London
WC1X 8S

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**243 Kentish Town Road
London
NW5 2JT**

Proposal:

Erection of two-storey rear extension, mansard roof extension, use of rear terraced area at third-floor level, and external alterations.

Drawing Nos: 001, 002, 003, 101, 121, 131, 201, 221, 231, Design & Access Document Oct 2023, Planning Statement December 2023, Daylight Sunlight and Overshadowing Assessment October 2023.

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:

001, 002, 003, 101, 121, 131, 201, 221, 231, Design & Access Document Oct 2023, Planning Statement December 2023, Daylight Sunlight and Overshadowing Assessment October 2023.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on along the northern boundary of the roof terrace, where it adjoins 245 Kentish Town Road and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the screen and railings, as required through the above conditions, have been constructed. The screen and railings shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings of the roof terrace balustrade shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

The application site comprises a three storied terraced property located on the western side of Kentish Town Road. Currently the ground floor is vacant

(previously used as a restaurant (Class E)) and the upper two levels consist of 1x one bedroom flats on both levels. The site is not within a conservation area, and no listed buildings are affected.

The applicant is seeking permission for the erection of a two-storey rear extension, mansard roof extension, and the creation of a roof terrace above the second floor flat roof. The proposal would result in 1x one-bedroom flat and 1x two-bedroom flat.

The proposed materials, which include brickwork to match the existing, tiled mansard roof extension, lead clad dormer, white painted timber windows and metal balcony railings (to be secured via condition) are considered appropriate. Although the proposal would result in an increase in bulk and mass that would be inappropriate in most locations, there is a range of bulky rear extensions in the vicinity, with an inconsistent rear pattern of development and as such it is considered acceptable in this specific instance. A number of neighbouring properties feature mansard roofs and thus the roof addition would not be out of keeping.

The proposed development would be in keeping with the local character and context, with a number of mansards and rear extensions being located within the surrounding area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight or outlook, privacy or overlooking. A daylight, sunlight and overshadowing assessment has been provided with the application. This report confirms that there is no adverse effect on the light levels to the neighbouring properties and spaces at 241 and 245 Kentish Town Road. 1.8m high privacy screens are proposed in association with the terrace (to be secured via condition) which would ensure no unacceptable privacy related effects on No.245.

The Council's Transport Planner has reviewed the proposal, and considers given the location of the site on Kentish Town Road, the application be subject to a construction management plan and associated implementation support contribution to be secured by means of a Section 106 agreement. This would ensure that the proposed development can be carried out without unduly impacting upon neighbouring amenity, or the safe and efficient operation of the local highway network. A draft CMP has been submitted in support of the application, but this is to be updated once a principal contractor has been appointed, and submitted for approval prior to works commencing on site. A highways contribution is not considered necessary as any damage that occurs to the adjacent footway on Kentish Town Road will be covered by the scaffolding bond that is secured as part of the scaffolding licence process.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies A1, D1 and T4 of the Camden Borough Council's Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer