

Ms Laura Carrara-Cagni
Edward Williams Architects
Newcombe House
45 Notting Hill Gate
London
W11 3LQ

Application Ref: **2017/7060/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

19 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Patshull Road
LONDON
NW5 2JX

Proposal:
Erection of a single-storey ground floor side extension.
Drawing Nos: Site location plan; 0200RevC; 0205RevB; A209RevC; 0210RevC;
0212RevB; 0211RevC; 3000RevG; 3004RevC; 4000RevE; 4001RevE; 4002RevC;
4100RevD.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 0200RevC; 0205RevB; A209RevC; 0210RevC; 0212RevB; 0211RevC; 3000RevG; 3004RevC; 4000RevE; 4001RevE; 4002RevC; 4100RevD.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The original proposal included a side dormer extension that was considered harmful both to the roofscape and to the Conservation area. This element has been removed and only the single storey side extension would remain.

The proposed side extension would infill the gap between the existing house and the boundary with No 23 Patshull Road. Whilst the infilling of gaps in-between buildings would generally be contrary to CPG Design and Policy BE25 of the Bartholomew Estate Conservation area, in this case it is considered acceptable due to its positioning at lower level in front of an existing rear extension, the existing vegetation between Nos. 21 and 23 Patshull Road and it would be set back from the main building. The extension would feature a flat roof with 2x rooflights and would be constructed of matching materials.

Due to the proposed extensions size and location, there would be minimal harm to the amenity of adjoining occupiers in terms of outlook and privacy.

No comments have been received following statutory consultation. The site's planning history was taken into account when coming to this decision.

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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan and accords with the London Plan 2016 and National Planning Policy Framework 2012.

- 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).

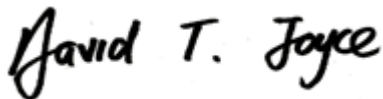
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning