

Application ref: 2017/5992/P  
Contact: Patrick Marfleet  
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Date: 1 May 2018

**Development Management**  
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Robert Dye Architects LLP  
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London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**73 Gaisford Street**  
**London**  
**NW5 2EE**

Proposal:

External alterations including erection of single storey side/rear infill extension at lower ground floor level.

Drawing Nos: EX 001, EX 002, EX 102, EX 201, EX 202, EX 203, PA 001 A, PA 102 A, PA 002 A, PA 202 A.

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: EX 001, EX 002, EX 102, EX 201, EX 202, EX 203, PA 001 A, PA 102 A, PA 002 A, PA 202 A.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, details including section drawings at 1:10 of the proposed ground floor rear windows (including jambs, head and cill) 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 and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and location of the proposed rear extension, at lower ground floor level, is considered to represent a subordinate addition that would not detract from the original character and setting of the host and neighbouring properties. Furthermore, the proposals limited visibility from the public realm would ensure no harm is caused to the character and appearance of the surrounding conservation area.

The installation of modern window fittings to the two rear window openings at ground floor level is considered acceptable in this instance given that the existing windows are not historic and do not follow the prevailing pattern of fenestration along the terrace. A condition requiring detailed drawings of the proposed rear ground floor windows to be submitted to the Council for approval, has been attached to the decision.

Whilst the proposed extension would be built along the adjoining boundaries with No.71 and No.75 Gaisford Street, its height (3m) and projection beyond the rear elevations of No. 71 (1.4m) and No.75 (2.2m) would not have an unacceptable impact on neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received and duly taken into consideration prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 2 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.
- 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).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning