

Application ref: 2018/2171/P
Contact: Lisa McCann
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Date: 18 July 2018

Development Management
Regeneration and Planning
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Martins Camisuli Architects
Unit1 2a Oakford road
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NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Falkland Road
London
NW5 2PS

Proposal:

Replacement part two storey, part single storey rear extension and various external alterations including replacement front railings, new side entrance and garden door and replacement of fenestration to dwellinghouse

Drawing Nos: Location plan, MC/183(02)_01 Revision A, MC/183(02)_02, MC/183(02)_03, MC/183(02)_04, MC/183(02)_05, MC/183(02)_06 Revision B, MC/183(02)_07 Revision B, MC/183(02)_09 Revision A, MC/183(02)_10 Revision B, MC/183(01)_01, MC/183(01)_02, MC/183(01)_03, MC/183(01)_04, MC/183(01)_05, MC/183(01)_06, MC/183(01)_07, MC/183(01)_09, MC/183(01)_10, MC_183(21)_01.

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:

Location plan, MC/183(02)_01 Revision A, MC/183(02)_02, MC/183(02)_03, MC/183(02)_04, MC/183(02)_05, MC/183(02)_06 Revision B, MC/183(02)_07 Revision B, MC/183(02)_09 Revision A, MC/183(02)_10 Revision B, MC/183(01)_01, MC/183(01)_02, MC/183(01)_03, MC/183(01)_04, MC/183(01)_05, MC/183(01)_06, MC/183(01)_07, MC/183(01)_09, MC/183(01)_10, MC_183(21)_01.

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

- 4 Prior to the relevant works, full details in respect of the living roofs indicated on the roof of the part two storey, part single storey rear extension 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
- 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed part two storey, part single storey rear extension would include brick material to match the existing which would respect the character of the host property and surrounding Kentish Town Conservation Area. Given the existing site context, the proposed extension would be subordinate to the host building, sitting comfortably with it in terms of design, form and scale and would not detract from the design and proportions of the existing building. It is not considered to result in any significantly greater impact on the character of the subject property than the existing part two storey, part single storey rear extension and can therefore be

supported in this instance.

The additional external alterations including the replacement of the east boundary garage door with a garden door, new flank wall entrance door to the subject property, replacement fenestration and new front railings are considered to comprise a sympathetic design approach with suitable materials which would appear in keeping with the character of the host building and surrounding Kentish Town conservation area.

Revised plans were received reducing the eaves height of the single storey rear extension along the shared boundary with no. 11 to 3m. This is considered to be a modest height and does not give rise to any concerns regarding neighboring amenity. The depth of the proposed extension along the shared boundary with the adjoining property no. 11 would project only 0.9m deeper than the existing extension and would not therefore result in any significantly greater impact on neighbouring amenity than the existing situation. Overall due to the minor nature and siting of the proposed development, it would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

One objection was received and duly considered prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which

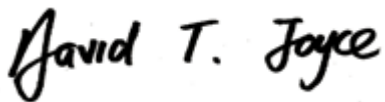
covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning