

Application ref: 2018/6079/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 11 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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4D Planning  
86-90 Paul Street  
3rd Floor  
London  
EC2A 4NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**21 Islip Street**  
**London**  
**NW5 2DJ**

Proposal:

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

Drawing Nos: IS01; IS02; IS03; IS04; IS05; IS06; IS07; IS08; IS09; IS10; IS11.

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:

IS01; IS02; IS03; IS04; IS05; IS06; IS07; IS08; IS09; IS10; IS11

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would part infill the space between the existing single storey rear extension at the site and the shared boundary with no. 19 Islip Street.

The proposed extension would be set in from the main rear elevation of the host building, providing a small courtyard at the rear of the site which would provide natural light to the proposed kitchen and bedroom. To the rear, the extension would be set back from the rear wall of the existing rear extension, to ensure it reads as a separate addition, and would have timber doors opening into the rear garden area. In terms of its height, the roof of the proposed infill extension would slope down towards the neighbouring boundary, ensuring it would appear as a subordinate addition to the host building. Overall, the size, scale and design of the proposed extension is considered to represent a proportionate addition that would not cause harm to the original character and appearance of the host dwelling.

Furthermore, the proposal would be located to the rear of the site and would only be visible in private views from neighbouring properties, ensuring no harm would be caused to the character of the surrounding conservation area.

The proposal also includes the replacement of the existing single glazed timber doors, which provide access into the rear garden, with dark grey double glazed timber windows which would respect the existing proportions and dimensions of the doors and would preserve the character and appearance of the host building and its rear elevation. Similarly, the proposed rooflights would be considered acceptable given their location and detailed design.

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.

In terms of impact on amenity, the neighbouring occupiers at no. 19 have a similar sized single storey extension which is sited approximately 2m from the

boundary, with a frosted window facing it. The modest height (2.4m maximum) of the extension along with the sloping roof and the set back from the main rear wall of the host building, would ensure it does not have a significant impact on the amenity of neighbouring properties in terms of loss of light or outlook. Furthermore, the extension would not include any windows facing neighbouring sites and would not lead to increased levels of overlooking as a result.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan. The development would also accords with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 5 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 London Borough of Camden 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.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer