

Application ref: 2019/1227/P
Contact: Laura Hazelton
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Date: 13 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Mr Nick Panayiotou
95 Kentish Town Road
London
NW1 8NY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
47 Patshull Road
London
NW5 2JX

Proposal: Erection of two storey side extension.

Drawing Nos: 13-116-11, 13-116-21, 13-116-22, 13-116-23, 13-116-24 rev A, 13-116-25, 13-116-26 rev A, 13-116-27, 13-116-28 rev A, 13-116-29 rev A, 13-116-3013-116-21 and Design and Access Statement dated 5 March 2019.

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 policies 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: 13-116-11, 13-116-21, 13-116-22, 13-116-23, 13-116-24 rev A, 13-116-25, 13-116-26 rev A, 13-116-27, 13-116-28 rev A, 13-116-29 rev A, 13-116-3013-116-21 and Design and Access Statement dated 5 March 2019.

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

- 4 The proposed first floor window to the front elevation of the side extension hereby approved shall be constructed of timber.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of a two storey side infill extension to replace the existing single storey side extension, with a projecting single storey element to rear. The existing extension measures 1.2m wide x 4.7m long and sits behind a wooden side gate measuring 2.9m high x 1.9m wide which covers the full width of the side return. The proposed extension would measure 1.9m wide x 8.9m long, and would adjoin but be set back by 40cm from the rear building line of the existing rear extension. At first floor level, the extension would be the same width but shallower, measuring 5m long. The extension would be set back from the front building line by 3.9m, constructed of matching brickwork with a timber framed sash window at first floor window to match the existing fenestration. The total height of the extension would be 6m high, which is more than a full storey below eaves level, and considering the substantial setback from the front building line, the development is considered a subordinate and sympathetic extension to the property.

Although Camden Planning Guidance 'Altering and extending your home' advises against infilling existing gaps between properties, in this instance, the proposed development is characteristic in the nearby area with many properties (17 in this terrace) featuring similar set back first floor extensions. The neighbouring property no.45 already features a two storey infill extension, and as such, the proposals are considered to preserve the local character and appearance of this part of the Conservation Area.

To the rear ground floor level, the extension would be constructed of brickwork and set back slightly from the existing rear extension which would help to ensure it remained subservient and did not appear as a full width extension.

The proposals were revised during the course of the application to reduce the

total height of the extension, to change the proposed blind window to a glazed (obscured) timber framed window, to change the ground floor door design to appear more simple and secondary, and to introduce brick banding to match the existing detailing. Following these revisions, the proposed development is considered to be a subordinate, sympathetic extension to the host building, which would preserve the character and appearance of the building and this part of the conservation area.

Due to the location of the extension adjacent to the neighbouring extensions, it would not result in harm to neighbouring amenity by way of loss of daylight, privacy or outlook.

One objection has been received which has been duly considered prior to determination. The Kentish Town Neighbourhood Forum confirmed they have no objection to the proposed development. The planning history of the site and surrounding area were 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 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 2019.

- 2 Notwithstanding what is shown on drawings 13-116-27 and 13-116-28 rev A, this approval does not consent to alterations to the existing ground floor front bay window.
- 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 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.
- 5 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+Re>

quirements+%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.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer