

Application ref: 2019/0999/P  
Contact: John Diver  
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Date: 14 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Origin Architecture Ltd.  
5 Forest Way  
London  
N19 5XG

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Basement Flat**  
**12 Marsden Street**  
**London**  
**NW5 3HD**

Proposal:

Erection of replacement single storey rear extension; replacement front staircase; installation of new door at lower ground floor level; alterations and installation of windows at rear elevation and associated landscaping to lower ground floor flat

Drawing Nos: P-001; P-100; P-101; P-102; P-103; P-104; P-105; P-200; P-201; P-202; P-203; P-204; P-205; P-300.

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:

P-001; P-100; P-101; P-102; P-103; P-104; P-105; P-200; P-201; P-202; P-203; P-204; P-205; P-300.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of the proposed masonry to the front lightwell steps (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 5 The roof of the extension hereby approved shall at no point be used as an amenity terrace and access shall be restricted for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017

#### Informative(s):

- 1 Reasons for granting permission:

The replacement rear extension is considered acceptable in its scale as it is of the same footprint as the existing extension and does not encroach further into the rear garden. There would be a marginal increase in height (+450mm) however given the sunken ground level and height of additions to adjoining properties, overall it is considered the replacement extension would be subordinate and secondary to the application building. The extension would be

constructed from matching brickwork and render to that of the application building while the roofing would be GRP and timber. Overall, the proposed materials are considered appropriate and sympathetic to its setting. The rooflights proposed on the extension of the roof are considered acceptable in its quantity, design and scale.

The alterations to the rear elevation of the building involve the installation of French doors with a Juliet balcony. This is acceptable in design terms given the prevalence of rear access doors at the upper levels across the terrace of dwellings. The altered opening would also include balustrading and metal shutters in a similar appearance to the railings of the existing window. At the closet wing, an aluminium framed window would be installed at first floor level which is considered acceptable upon the rear elevation. The alterations to the existing front staircase would be similar to front staircases within the row of building and therefore would result in a more consistent appearance to the front elevation. A condition will be attached upon approval to secure further details of the proposed staircase, including materials to ensure the detailed design does not detract from the character and appearance of the conservation area. At lower ground floor level, the installation of the front door at lower ground level would not impact upon the appearance of the application building or the wider street scene due to its location behind the entrance staircase. The minor landscaping alterations within the rear garden, namely the relocation and widening of the garden steps to are considered appropriate. Overall, the proposed works are considered to not detract from the application building or the wider West Kentish Town Conservation Area.

Given the size, siting and existing layout of the host and neighbouring properties, the proposed replacement extension and new windows would not adversely impact upon the amenity of adjoining residential occupiers. A condition is recommended in order to ensure that access to the flat roof of the extension is limited to maintenance purpose / to avoid any undue overlooking.

No objections were received on the proposed prior to making this decision. The application site's history and relevant appeal were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.

- 3 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.
- 4 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).
- 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+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.

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



Daniel Pope  
Chief Planning Officer