

Application ref: 2019/1324/P  
Contact: Ben Farrant  
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Date: 4 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Carr Architecture  
Platform 3  
Village Underground  
54 Holywell lane  
London  
EC2A 3PQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**18 Southampton Road**  
**Kentish Town West**  
**London**  
**NW5 4HX**

Proposal: Lower ground and ground floor rear extension; alterations to existing rear lower ground and ground floor fenestrations.

Drawing Nos: FRFC\_LDN\_38\_EX\_01, FRFC\_LDN\_38\_EX\_02,  
FRFC\_LDN\_38\_EX\_03, FRFC\_LDN\_38\_PR\_10A, and FRFC\_LDN\_38\_PR\_11A

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: FRFC\_LDN\_38\_EX\_01, RFC\_LDN\_38\_EX\_02, FRFC\_LDN\_38\_EX\_03, FRFC\_LDN\_38\_PR\_10A, and FRFC\_LDN\_38\_PR\_11A.

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

#### Informatives:

- 1 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).
- 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 Reasons for granting permission.

The application site contains a 3 storey (plus lower ground floor and roof additions) end of terrace property which has been subdivided to form flats. The property is not located within a conservation area, though the Parkhill Conservation Area is sited to the south-east of the site, as is the nearest listed building (Blackfriars Hall, 28 metres away). The adjoining terrace is locally listed, as is the terrace to the rear (west) on Quadrant Grove, however the application site is not.

Proposed is the erection of a lower ground rear, and ground floor side/rear infill extension and alterations to the rear fenestrations.

The adjoining terrace does not include upper ground floor infill extensions of this form, however reviewing the planning history it is noted that these have not been applied for, with the exception of no.16 (next door) which received planning consent for a upper ground floor rear extension, which was never implemented (ref: 2005/2424/P).

Whilst the proposed addition would be visible in public views from Quadrant Grove, it is noted that the extension would be of an appropriate siting, scale, design and material finish. The addition would remain subordinate to the original outrigger both in terms of its height and depth, as well as to the rear of the property generally. It would finish two storeys below the eaves height of the property and would allow the rear and original form of the property to remain easily legible. The first floor has been set back by 500mm from the original proposal to ensure it does not disrupt or harm the appearance of the consistent rhythm rear outriggers along the locally listed terrace and remains subordinate to the host building. The extension would be constructed in sympathetic materials to the host building comprising matching painted render and timber casement windows which would continue the finish of the rest of the property. It is also noted that the proposed fenestration would give an acceptable appearance to the rear of the property.

The proposal would not result in harm to the character or appearance of the property or surrounding area, nor to the setting of the nearby locally listed buildings. On this basis it is deemed to be acceptable.

Given the scale of the proposed addition and siting of the proposed upper ground floor element within a recessed area formed by the existing outriggers of the host property and no.16, it is considered that the proposal would not result in undue harm to neighbouring amenities. Whilst some additional level of overlooking may be caused as a result of the proposal, it is considered not to constitute undue harm and refusal is not warranted on this basis.

No objections were received following public consultation on the scheme. The planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

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