

Application ref: 2019/1728/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 7 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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YARD Architects  
Suite 79  
The Hop Exchange  
24 Southwark Street  
London  
SE1 1TY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**108 Kingsgate Road**  
**London**  
**NW6 2JG**

Proposal:  
Erection of single storey rear extension at ground floor level  
Drawing Nos: 101-Desing and Access Statement, EX-00 (Existing Block Plan and Site Location Plan), EX-01, EX-02, EX-03, EX-04, EX-05, P-00, P-01, P-02, P-03\_REVA\_, P-04\_REV\_A, P-05\_REV\_A, P-06\_REV\_A

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 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 [101-Desing and Access Statement, EX-00 (Existing Block Plan and Site Location Plan), EX-01, EX-02, EX-03, EX-04, EX-05, P-00, P-01, P-02, P-03\_REVA\_, P-04\_REV\_A, P-05\_REV\_A, P-06\_REV\_A]

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

#### Informative(s):

- 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 is a three-storey terraced building located on the South of Kingsgate Road. The building is not located within a conservation area nor is it a statutory listed building. The property is in use as a single dwelling house (C3). The site benefits for a modestly sized paved courtyard to the rear. This courtyard is enclosed by high boundary walls and holds little architectural or environmental value. The proposed single storey extension would infill the rear section of the courtyard and retain a small section of the side return to be used as an outdoor amenity space.

The rear extension is considered secondary to the host building in terms of height and footprint. The loss of the rear courtyard space is considered acceptable given that it does not hold townscape value or sustain vegetation. The proposed rear extension would be contained by boundary walls and not visible from the public realm. It is noted that a number of similar extensions have been granted planning permission on this terrace including at no. 105 under ref. 2005/1131/P and no. 96 under ref. 2012/0787/P. A Certificate of Lawfulness (Existing) was also granted under ref. 2012/4921/P for a similar form of extension. The extension would use aluminium framed glazed doors

which would provide a modern lightweight appearance which is considered appropriate for this form of extension.

Policy D1 states that development should incorporate outdoor amenity space for residential occupiers. Private outdoor amenity space, including gardens can add significantly to resident's quality of life. The proposed internal courtyard space is considered to provide an acceptable quality of outdoor amenity space. The alterations would allow for internal light and would not compromise the quality of outlook from the property.

The extension would be contained by boundary walls, the pitched roof profile to the side of No. 106 prevents a sense of enclosure to this properties rear courtyard. Overall the extension would not cause a loss of amenity to neighbouring residents.

No objections were received prior to the determination of this application. The planning history of the site and neighbouring properties have been taken into account in reaching this decision. The proposal is in accordance with polices A1 and D1 of the Camden Local Plan. The proposal is also in accordance with the London Plan 2016 and the NPPF 2019.

- 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+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)

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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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer