

Application ref: 2019/2292/P  
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Date: 18 July 2019

**Development Management**  
Regeneration and Planning  
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TGN Architects Ltd.  
21 Coldfall Avenue  
London  
N10 1HS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**39 Croftdown Road**  
**London**  
**NW5 1EL**

Proposal: Erection of a single storey infill extension to the rear with the incorporation of the existing lightwell internally within the dwellinghouse (Class C3).

Drawing Nos: 1901\_BP\_01; 1901\_S\_01; 1901\_S\_2; 1901\_P\_1A; 1901\_P\_1.1B;  
1901\_P\_2B.

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:  
1901\_BP\_01; 1901\_S\_01; 1901\_S\_2; 1901\_P\_1A; 1901\_P\_1.1B; 1901\_P\_2B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension is subordinate in terms of form, scale and proportions. The staggering of the side infill extension ensures that the existing two storey rear projecting element remains legible. They would retain a reasonable proportion of the garden. The location of the extension at the rear of the building would mean it has no impact on the streetscene as it would not be visible from the public realm.

An assessment of the access to sunlight/daylight for the adjoining property's (No.41 Croftdown Rd) windows at lower ground and ground levels has been carried out. This assessment found that the ground floor window complies with the 45 degree test while the lower ground floor window does not comply. However it is considered that on the basis that the existing lower ground floor window serves a kitchen and has a north facing orientation it would currently receive limited sunlight. Therefore there would be negligible harm to the amenity of the adjoining residential occupiers in terms of loss of light, outlook or privacy.

The enclosing of the existing lightwell that serves a kitchen/dining room is also considered acceptable in these circumstances, as the existing lightwell would currently receive limited sunlight due to its north facing orientation.

Two objections have been received from local residents which have been addressed in the consultation summary. The height and depth of the infill extension have also been reduced from the original proposal. The site's planning history was 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 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 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.

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