

Application ref: 2019/2330/P
Contact: Mark Chan
Tel: 020 7974
Date: 2 August 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Office Ten Architecture
37b Sellons Avenue
London
NW10 4HJ
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
145 Brecknock Road
London
N19 5AD

Proposal:

Erection of first floor rear extension and alteration to side windows.

Drawing Nos: Location Plan, A100 rev A, A130 rev A, A131, A132 rev A, A200 rev A, A301 rev A, A302 rev A, A400 rev A, A300 rev B and Design and Access Statement

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:

Drawing Nos: Location Plan, A100 rev A, A130 rev A, A131, A132 rev A, A200 rev A, A301 rev A, A302 rev A, A400 rev A, A300 rev B and Design and Access Statement (Received on 11/07/2019)

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

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a first floor flat in a three-storey semi-detached building. The property is not located within a conservation area nor contains, or is in the vicinity of, any listed buildings. The proposal includes the erection of a first floor rear extension on the existing roof terrace and the enlargement of two flank windows.

The first floor rear extension will be 3m deep from the original rear elevation and set in from the nearest first floor rear window by approximately 0.3m to allow more space to that bedroom window. The extension would have a flat roof and rooflight on top. The walls of the extension will be constructed from brickwork to match the host building and will have timber windows and door to the rear façade. The proposal would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it, with an appropriate depth and set in on the side elevation that would prevent the development from becoming overly-dominant and help to break up the massing of the proposal. Furthermore, as there is a short half-width first floor extension at No. 149, the proposed extension would not be entirely out of place in this area. Thus, the extension would not result in undue harm to the character or appearance of the property and wider area and by reason of its siting at the rear of the property, would not be immediately prominent in public views. It is also noted that the addition would finish one full storey below eaves height in accordance with the Council design guidance.

Given the siting, scale and design of the proposed extension and the fact that there is a rear boundary wall on first floor between No. 143 and the application

property, the extension is not considered to cause harm to the amenities of surrounding occupiers in terms of loss of light, outlook or privacy. A condition has been attached to the permission restricting the use of the flat roof to ensure that it would not be used as a roof terrace that may result in additional overlooking.

The proposed enlargement of 2x existing first floor flank windows by increasing its height and retaining the width is considered acceptable. The new windows would be made of timber with similar design. Given that the windows are on the flank and not visible from the public realm, it is not considered to have a detrimental impact on the character and appearance of the host dwelling. In terms of impact on amenities, as the existing windows are not obscured, the new windows is unlikely to cause any more overlooking than the existing windows.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The Kentish Town Neighbourhood Forum responded with no comment on the application.

As such, the proposed development is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan 2016, policies D1 and A1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer