

Application ref: 2019/1859/P  
Contact: Mark Chan  
Tel: 020 7974  
Date: 20 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Richard Dewhurst Interior Design  
63 High Street  
Portsmouth  
po1 2ly

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**20 Countess Road**  
**London**  
**NW5 2NT**

Proposal: Erection of single storey rear extension and alteration to existing ground floor rear elevation.

Drawing Nos: LD010a, LD014d, LD015a, LD016d, LD017a, LD018d, Design and Access Statement, Location Plan, Block Plan, LD000, LD001, LD002, LD003, LD004, LD005, LD006, LD007, LD008 and LD009

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 and and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: LD010a, LD014dc, LD015a, LD016dc, LD017a, LD018dc, Design and Access Statement, Location Plan, Block Plan, LD000, LD001, LD002, LD003, LD004, LD005, LD006, LD007, LD008 and LD009 (Last received on 06/08/2019)

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:

a) Details including elevations and sections at 1:10 of all new windows (including jambs, head and cill) and external doors;

b) Details of the proposed new roof light, including materials, colour and detailed design.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

The application site contains a three storey dwellinghouse located in the Kentish Town Conservation area but is not listed. The applicant has amended the proposal based on feedback from officers. The amended proposal include a proposed single storey rear extension that extends from the existing closet wing. It will have a pitched roof and a depth of 3.5m, similar to the adjacent extension at No. 18. The extension will have natural slate roof and reclaimed London Stock brickwork to match the rear elevation of host building. Given its design, materials, location at the rear of property and the prevalence of similar extension along the row of terrace, it is considered the extension would be in keeping with the character and appearance of the host property and wider area.

The existing infill extension will have a new lead effect flat roof, a new rooflight and a Crittall-style patio doors and windows. The existing rooflight will also be enlarged. Given that the alterations are small-scale and at the rear of the property, it is considered the character and appearance of the host property and wider area would not be adversely impacted.

The proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

An objection from a local resident concerning the scale and massing of the extension, the content of the application, the planning history of the site and that the extension would take up more than 50% of the properties existing garden space was received. The applicant has addressed these concerns by amending the application and reducing the scale and massing of the extension so that it takes up less than 25% of the rear garden. The site's planning history and relevant appeal decisions were 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, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the NPPF 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 grid background.

Daniel Pope  
Chief Planning Officer