

Application ref: 2019/4130/P  
Contact: Alyce Jeffery  
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Date: 29 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**21 College Lane**  
**London**  
**NW5 1BJ**

Proposal:  
Erection of a single storey rear extension; replacement of the existing rear elevation window with a door and installation of solar panels and rooflight to closet wing roof.

Drawing Nos: Design and Access Statement; OS Map: AL-11; AL-12; AL-13; AL-15; AL-16; AL-17; AL-20; AL-21; AL-25; AL-26; AL-27.

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 policies D3 (Design Principles) and GO3 (Biodiverse Habitats) of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [AL-20; AL-21; AL-25; AL-26; AL-27.]

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

- 4 Prior to the first use of the rear extension hereby approved, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission-

The application relates to a two-storey terrace dwelling, occupied as a single family dwelling. The terrace properties along College Lane feature particularly short gardens, with many properties benefiting from various rear extensions including an existing single storey closet wing at the application site. The site does not contain a listed building, however it is located within the Dartmouth Park Conservation Area. The Dartmouth Conservation Area statement highlights that the terrace in which the site forms part of nos. 18-23, as being buildings that make a positive contribution to the character and appearance of the conservation area.

The proposed extension would project 2.2m in depth from the existing rear elevation, infilling the space between the existing rear extension and the boundary wall shared with the adjoining property at no. 21A College Lane. The extension would be constructed with lightweight materials to reflect a conservatory style extension, featuring rooflights, solar panels and a green roof. The existing rear elevation window to the closet wing would be replaced with a door to provide access to the void at the rear of the garden, no objections are raised to the replacement. Officers consider the proposed

design and materials acceptable as they would not harm the character and appearance of the conservation area.

Although the extension would project into the small rear garden, occupying some of the existing private open space, the extension would result in additional usable internal living space and additional natural light into the rear of the dwelling, therefore officers consider that the proposal is acceptable in this instance.

Owing to the siting of the infill extension, only the occupants at no. 21A College Lane may be impacted by the proposal. The extension would not be visible from no. 21A as it would sit lower than the existing boundary wall, and as such, officers consider there would be no harm to the amenity of the adjoining occupiers in terms of loss of light, outlook, privacy and sense of enclosure.

No comments were received following statutory consultation. The sites 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 (Managing the impact of development), D1 (Design) and D2 (Heritage), CC1 (Climate change mitigation) of the Camden Local Plan 2017, and policies D3 (Design Principles), GO3 (Biodiverse Habitats) of the Kentish Town Neighbourhood Plan 2016. The proposal accords with the London Plan 2016 and the NPPF 2019.

- 2 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.

- 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 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).

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer