

Application ref: 2019/3901/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 31 October 2019

**Development Management**  
Regeneration and Planning  
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CANOPY PLANNING SERVICES LTD  
5 PALMERSTON COURT  
PALMERSTON ROAD  
SUTTON  
SM1 4QL  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 1**  
**284 Kilburn High Road**  
**London**  
**NW6 2DB**

Proposal:

Erection of first floor rear extension (Use Class C3)

Drawing Nos: 19206/02B; 19206/03A; 19206/04A; 19206/05C; 19206/06D; 19206/07C;  
19206/08C

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: 19206/02B; 19206/03A; 19206/04A; 19206/05C; 19206/06D; 19206/07C

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed extension would provide additional living space for the first floor flat. The extension would extend to full depth of the site, to the same rear depth and height as the recently completed first floor rear extensions to nos. 286-290 granted in 2017 under permission 2017/2125/P. Given the existence of these extensions the proposal would not be out of context with the existing pattern of rear extensions along the terrace.

Following officer advice, plans were revised to propose the living space to the rear of the extension to enable direct outlook from this space should a future extension be built alongside at no. 282. The design was also revised to retain a lightwell alongside the side extension windows of no. 286. The windows at 286 serve non habitable rooms and are obscure glazed. The lightwell would allow light to reach these windows and provide a small outside amenity space for Flat 1. The proposed side facing window toward no. 282 would face onto an additional small lightwell and be obscure glazed. This window would provide only a secondary light source to the main rear facing windows, and lightwell window to the other side. As such this window is not considered to prejudice the future development of no 282.

Plans were also revised to indicate that all new windows would be timber framed in order to accord with Camden planning guidance. In order to safeguard the appearance of the building and surroundings, a planning condition would be attached to this permission to ensure all other materials match existing.

Overall the proposals would not result in unacceptable harm to the amenity of neighbouring occupants by way of loss of outlook, daylight or visual privacy.

No objections were received following statutory public consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of

the London Plan 2016 and 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer