

Application ref: 2019/0727/P
Contact: Matthew Dempsey
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Date: 31 October 2019

Development Management
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IAN D CUTHBERT
6 BURGESS FIELD
CHELMSFORD
CM2 6UE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 A Patshull Road
Kentish Town
London
NW5 2LB**

Proposal: Erection of replacement single storey rear extension and installation of French doors to rear.

Drawing Nos: Site Location Plan 482:01, 482:04, 482:08, 482:50A, 482:51C, 482:52, 482:53, 482:54, 482:55, 482:56A, 482:57A, 482:58A, 482:59A, 482:60B. 482A - Design and Access Statement. 482A - Seedum Green Roof Details.

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 Site Location Plan 482:01, 482:04, 482:08, 482:50A, 482:51C, 482:52, 482:53, 482:54, 482:55, 482:56A, 482:57A, 482:58A, 482:59A, 482:60B. 482A - Design and Access Statement. 482A - Sedum Green Roof Details.

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

- 4 The sedum roof shall be provided in full accordance with the approved details 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 Reasons for granting permission:

The proposed rear extension would be constructed with the same footprint as an existing structure which is in a state of disrepair. The position of the existing conservatory/ proposed extension has the effect of creating a small courtyard. The new extension would be approximately 30cm higher than the existing structure, however this small increase is not considered to have a harmful impact on any neighbouring properties in terms of loss of light or overshadowing.

The new extension would be constructed from yellow London stock bricks to match the main house and include a roof light fitting. Both the new and the adjacent existing single storey roofs to the rear shall be fitted with a Sedum roof covering. All new windows would be painted white timber framed double glazed units. A set of aluminium framed concertina style doors are proposed for the rear for the new extension opening towards the rear garden, these are considered acceptable in this location. A set of new timber framed French doors are proposed to the rear elevation of the main house opening into the courtyard to replace an existing window. The proposed replacement rear extension is considered to be in keeping with the character and appearance of the host building and it would not detract from the appearance of the Conservation Area.

One objection was received during the consultation process, however; this related to the side passage of the property which is not in scope of the application. Nevertheless the applicant was able to provide revised drawings

to annotate this specific area and confirm the side passage is to remain unaltered. The applicant also recognised their responsibilities with regards to party wall arrangements.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies G1, CC1, CC2, CC3, D1, D2, A1 and A3 of London Borough of Camden Local Plan 2017 and policies D3 and G03 of the Kentish Town Neighbourhood Plan. 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer