

Application ref: 2019/5241/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Date: 11 February 2020

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

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Martins Camisuli Architects  
Unit1, 2a Oakford road  
london  
NW5 1AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**54 Lady Somerset Road  
London  
NW5 1TU**

Proposal:

Erection of single storey rear and side extension and installation of first floor rear Juliette balcony.

Drawing Nos: Existing: MC\_199(01)\_01, MC\_199(01)\_02, MC\_199(01)\_03,  
MC\_199(01)\_04, MC\_199(01)\_05, MC\_199(01)\_06, MC\_199(01)\_07,  
MC\_199(01)\_08, MC\_199(01)\_09, MC\_199(01)\_10, MC\_199(01)\_11, MC\_199(01)\_12  
Proposed: MC/199(02)\_01 Rev B, MC/199(02)\_02 Rev C, MC/199(02)\_03 Rev C,  
MC/199(02)\_04 Rev C, MC/199(02)\_05 Rev C, MC/199(02)\_06 Rev C,  
MC/199(02)\_07 Rev C, MC/199(02)\_08 Rev C, MC/199(02)\_09 Rev A, MC/199(02)\_10  
Rev A, MC/199(02)\_12 Rev B, MC/199(02)\_01 Rev B

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans MC/199(02)\_01 Rev B, MC/199(02)\_02 Rev C, MC/199(02)\_03 Rev C, MC/199(02)\_04 Rev C, MC/199(02)\_05 Rev C, MC/199(02)\_06 Rev C, MC/199(02)\_07 Rev C, MC/199(02)\_08 Rev C, MC/199(02)\_09 Rev A, MC/199(02)\_10 Rev A, MC/199(02)\_12 Rev B, MC/199(02)\_01 Rev B

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

#### Informative(s):

- 1 Officers note that similar extensions to the one currently proposed have been approved at No. 50 under application reference 2015/0574/P on 09.04.2015 and at No. 52 under application reference 2014/4010/P on 05.08.2014 and under 2014/6923/P on 31.12.2015.

The proposed extension is not considered to represent an over-dominant addition to the host building in terms of its bulk, mass, height and footprint. It would use appropriate materials which are sympathetic to the host property and would form a common alignment with the neighbouring rear extensions of No. 50 and 52. As such, the proposed extension is considered acceptable in terms of design, it would be in keeping with the established pattern of development within the surrounding area and would not detract from the character and appearance of the subject property.

The proposed rear extension would form a common alignment with No. 50 and 52 to the east. The eastern infill element would match that of No. 52's in terms of depth, width and height and would not impact any habitable windows. The western infill element which adjoins No. 50 is not considered to cause any significant harm to residential amenity. No. 50 benefits from a small side infill extension and rear extension. As such, the potential 'tunnelling effect' is lessened as the proposed projection beyond the rear ground floor windows of No. 50 is relatively reduced. Additionally, the roof of the proposed western side infill element would pitch down towards the shared boundary with No. 50 to further reduce the potential impact to light and outlook.

After amendments the proposed first floor terrace has been revised to a Juliette balcony. This is not considered to exacerbate current levels of overlooking at the site as a result.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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.
- 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)

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- 5 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer