

Application ref: 2019/6441/P  
Contact: Alyce Jeffery  
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Date: 27 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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TYA  
19 BASSETT ST  
LONDON  
NW5 4PG  
U.K

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat A and B**  
**38 Bartholomew Road**  
**London**  
**NW5 2AJ**

Proposal:

Erection of a single storey ground floor rear extension to flat A, and replacement railings to first floor roof terrace to Flat B.

Drawing Nos: Cover Letter; Design and Access Statement: A-07-01; A-01-10a; A-01-06a; A-02-05; A-02-07a; A-02-10a; A-03-05; A-07-05a;

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 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 [A-01-10a; A-01-06a; A-02-05; A-02-07a; A-02-10a; A-03-05; A-07-05a]

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

- 4 The flat roof hereby approved, shall not be used as a roof terrace unless planning approval has been granted by the local planning authority.

Reason: To protect the amenity of adjoining occupants in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The host dwelling is situated on the northern side of Bartholomew Road within the Bartholomew Estate Conservation Area and the Kentish Town Neighbourhood Plan Area. This application relates to the ground and first floor properties, Flat A and Flat B respectively, of a semi-detached dwelling. The street is characterised by predominantly three and four storey (including semi-basements) semi-detached and detached dwellings. A number of properties along Bartholomew Road benefits from large rear extensions which will be given some weight in the officer's assessment below.

The applicant proposes to erect a single storey rear extension, following demolition of the existing single storey outrigger. The extension would extend nearly full width of the rear elevation, however the first floor roof terrace above would not increase in size. The applicant proposes to replace the existing roof terrace railings like-for-like. The extension would project 5.3m in depth, 3.2m in height and 8.5m in width to form a squared off extension. The extension would sit approximately 400mm higher than the existing sloped outrigger, and feature a flat zinc standing seam roof with stone copping, and would include two conservation style rooflights. The extension is considered subordinate to the host dwelling and owing to the large gardens along Bartholomew Road, sufficient outdoor amenity space would be retained for the occupants.

The extension would be constructed with London stock brickwork to match the existing, full height bi-folding windows and a large window would be installed at the rear elevation. An existing doorway to the rear elevation would be relocated and replaced with a window to match the existing design and appearance of the existing windows. In addition two small side windows would be installed to the side elevation of the extension to serve the bathroom and kitchen. All

windows would be timber to match the existing, therefore the proposed materials are considered acceptable.

A number of amendments were sought throughout the life of the application; to reduce the width of the extension to ensure a setback is retained; and to include a lintel above the proposed rear elevation window to ensure the window would be in keeping with the character and appearance of the existing windows. The proposal is now considered acceptable following the amendments and is not considered to detract from the character and appearance of the host property, terrace or wider conservation area.

Owing to the existing setback from the adjoining property at no. 36 Bartholomew, and given the existing extension to the semi-detached pair at no. 40, the proposal is not considered to result in an increased impact on any neighbour's amenity in terms of loss of daylight/sunlight, privacy, outlook or create a sense of enclosure.

No representations were received following the consultation period. The planning history of the site has been taken into account when coming to this decision. The Council's conservation officer has raised no objection to the revised scheme. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 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 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).
- 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer