

Application ref: 2019/5528/P
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Date: 3 July 2020

Development Management
Regeneration and Planning
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Martins Camisuli Architects
Unit1, 2a Oakford road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
36 Gaisford Street
London
NW5 2ED

Proposal:

Single storey upper ground floor rear extension (above existing lower ground floor) and alterations to rear fenestration at lower ground floor and upper ground floor level.

Drawing Nos: Design and Access Statement; Site Location Plan; 185(05)B Binder
Daylight study 130520; MC/185(02)_01; MC/185(02)_02; MC/185(02)_03 Rev B;
MC/185(02)_04 Rev C; MC/185(02)_05 Rev A; MC/185(02)_06 Rev B; MC/185(02)_07
Rev B; MC/185(02)_08 Rev B; MC185(02)09 Rev A.

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/185(02)_01; MC/185(02)_02; MC/185(02)_03 Rev B; MC/185(02)_04 Rev C; MC/185(02)_05 Rev A; MC/185(02)_06 Rev B; MC/185(02)_07 Rev B; MC/185(02)_08 Rev B; MC185(02)09 Rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed upper ground floor extension would extend less than half-width of the rear elevation and project approximately 4m in depth to the rear of the four storey host building, sitting above the existing lower ground floor extension. A number of properties along Gaisford Street benefit from two storey closet returns, of varying depths, therefore the proposed extension would not appear out of character in the surrounding area. The extension is of a suitable scale in relation to the building's overall size, and are considered subordinate in terms of its height, bulk and massing. The extension would not be visible from public views and would therefore not cause any harm to the character or appearance of the wider conservation area. The extension would be faced in matching brickwork and feature double glazed white timber sash windows to match the host dwelling. The lower ground floor window would be replaced by double glazed aluminium sliding doors, and the closet return rear window would be replaced with a double glazed white painted timber sash window to match above.

Owing to the setback from the boundary shared with no. 38 Gaisford Street, together with the provision of no side facing windows, officers do not consider the proposed extension would result in adverse impact to the amenities of the occupants of no. 38 Gaisford Street with regards to loss of light, loss of privacy or overbearing impacts.

The agent has submitted additional analysis drawings based on the BRE 'Site layout planning for daylight and sunlight: a guide to good practice' to demonstrate that the proposal would not result in undue harm to the occupants of no. 34 Gaisford Street, located west of the extension. The drawings show that the upper ground floor extension is in compliance with British Standard 8206, 'Code of Practice for daylight' and reduces available sunlight and daylight by less than the maximum 20% stipulated by the British Standard. The sun path indicator also suggests that the existing development affects the morning daylight and the proposed development would not have an adverse effect on

direct sunlight. According to the council's records, the adjoining flat is a maisonette, therefore receiving their outlook from lower ground and ground floor levels. Although the upper ground floor extension would reduce some of the outlook from the lower ground floor rear window of no. 34 Gaisford Street, officers consider on balance, the minimal loss of outlook is not significantly harmful as to refuse the application purely on this basis. In addition, officers note that the gardens along Gaisford are considerably deep and provide a large area of quality amenity space for occupants to enjoy and look out onto. In light of above daylight assessment and site context, on balance, the proposal is considered acceptable in amenity terms.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received following consultation. The site's planning and appeal history was 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 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, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, the London Plan (Intend to Publish) 2019 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 'DP', is positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment