

Application ref: 2020/1041/P
Contact: Thomas Sild
Tel: 020 7974 3686
Email: Thomas.Sild@camden.gov.uk
Date: 8 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

BLOCK 3 Architects
Holly Cottage
Baveney Wood
Cleobury Mortimer
Nr Kidderminster
DY14 8JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 Oakford Road
Kentish Town
London
NW5 1AJ

Proposal: Erection of part-single, part 2-storey rear extension (following demolition of existing); installation of 2 rooflights to front roof slope and 1 rooflight to rear roof slope

Drawing Nos: L(90)000; All prefixed L(10): 001; 002; 003; 004; All prefixed L(- -): 001 Rev B; 002 Rev A; 003 Rev C; 004 Rev A; 005 Rev A; 006 Rev A; 2005/28/TPP

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 The development hereby permitted shall be carried out in accordance with the following approved plans: L(90)000; All prefixed L(10): 001; 002; 003; 004; All

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The flat roofed areas of the extension shall not be used as roof terraces, and any access onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Report ref 2005/28/TPP. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed part single, part two-storey rear extension would replace existing rear additions at ground and first floor. The extension would not be visible to the street however given its height it would have some visibility from adjacent gardens and from the back of properties on Fortess Road. The extension would be faced in yellow stock brickwork arranged in a contemporary style which, whilst appearing distinct from the host building would complement its character and appearance. The existing rear structures are not considered to be architecturally noteworthy and do not contribute positively to the appearance or character of the building or surroundings and their replacement

with the contemporary style proposal is therefore supported.

Whilst the enlargement beyond the existing first floor extension would be notably deeper than the prevailing development pattern along Oakford Road, it would adjoin an existing first floor extension of comparable height and depth at no. 15 and as such would not result in an unduly prominent addition.

Rooflights on both front and rear roof slopes are noted on a high proportion of properties along Oakford Road. The proposed rooflights at no. 17 are modest in scale and would not unduly harm the building's character or appearance.

The first floor level extension would remain 3m from the boundary with no. 19, and given it projects no further than the extension to no. 15 would not unduly impact outlook amenity for occupants of nos. 15 or 19. No 19 enjoys an existing ground floor infill extension and this proposal would result in an additional projection of 2.3m along this neighbour's boundary to a height of 3.1m above ground level, 1.7m above the existing boundary wall. No. 19's adjoining infill extension contains large patio doors and a rooflight and on balance the proposed height and depth of the extension would not be considered to result in significant harm to no. 19's daylight or outlook. Two public responses were received voicing concerns over the use of the flat roofed areas as roof terrace space and associated overlooking and impact on visual privacy. To address this, a planning condition restricting use of these areas to maintenance only would be attached.

Proposals were revised during the course of the application to omit a replacement rear facing dormer roof extension.

The planning history of the site and surrounding area were taken into account when reaching this decision. The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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 read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment