

Application ref: 2020/1377/P
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Date: 28 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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A Jones + Co
65 Rose Glen
Romford
RM7 0SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A, 18 Bartholomew Villas
London
NW5 2LL**

Proposal: Erection of single storey infill extension to the rear elevation at ground floor level.

Drawing Nos: 01; 02; 03; 04 and Design and Access Statement no date.

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: 01; 02; 03; 04 and Design and Access Statement no date.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located on the ground floor of a three-storey terraced building. The host building is located within the Bartholomew Estate Conservation Area and is considered to make a positive contribution. The proposal is for a single storey infill extension, the installation of a new rooflight and increase in height of the existing rear lean to extension. The proposed rear extension would be located between the existing rear extensions and the current boundary wall and would not project from the established rear building line. It is considered to be a subordinate addition to the host building that would still allow for sufficient private amenity space.

To the rear elevation along the terrace there is currently no uniformity in terms of rear addition within this group of terrace properties. Therefore, the principle of the rear extension in this location is considered acceptable and it is not considered that the infill extension would not have an impact on the architectural composition of the building group, given its limited prominence. The proposed extension would measure approximately 4m in depth, 2m in width and consist of a mon-pitched roof measuring 3m in height. It's proposed to increase the height of the existing parapet wall of the rear lean to extension located along the boundary with no.16 Bartholomew Road and no objection is raised in regards to the proposed design and appearance.

The proposed extension would be constructed using matching brickwork with roof tiles and timber framed doors. It's proposed to install a new skylight which would be flushed on the flat roof, the proposed roof light is considered acceptable in terms of design and materials that would not cause harm to the character and appearance of the Bartholomew Villa Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bartholomew Estate Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed extension would be set within the parapet wall at 16 Bartholomew Road and would be located within existing ground floor extension of the host building. As such, the proposal is not considered to cause harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook and privacy.

No comments or objections were received prior to making this decision. The

planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017; policy DC3 of the Kentish Town Neighbourhood Plan and the proposed development also accords with the London Plan 2016; and the provisions of the 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.
- 4 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.

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 'DPe', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment