

Application ref: 2020/0852/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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

Ms Num Stibbe
17 Kilburn Vale
London
NW6 4QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**House Rear Of 17
Kilburn Vale
London
NW6 4QL**

Proposal: External alterations including rebuilding of west elevation, 3 new openings to the refurbished west elevation, infilling of the south elevation entrance to the unit and the introduction of a new entrance in the west elevation, replacement of pitched roof with a new, flat roof and solar panels.

Drawing Nos: KV-0103, KV-0101, KV-0172, KV-0104, KV-0102, KV-0174, KV-0173, KV-1101, KV-1102, KV-1173, KV-1104, KV-1103, KV-1174, KV-1172, KV-1171, KV-0171, KV-0111, KV-9011

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 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: KV-0103, KV-0101, KV-0172, KV-0104, KV-0102, KV-0174, KV-0173, KV-1101, KV-1102, KV-1173, KV-1104, KV-1103, KV-1174, KV-1172, KV-1171, KV-0171, KV-0111, KV-9011

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

- 4 Prior to installation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for various external alterations to the existing property including the installation of two window openings and a new doorway on the south west (side) elevation and conversion of the existing dual pitched roof to a flat roof profile, with solar panels installed on the new flat roof. The site is not located in a conservation area but does adjoin No.17 Kilburn Vale which is locally listed.

At ground floor level the installation of a new window/door opening and new entrance door are considered to represent minor alterations that would not cause harm to the character of the host property and wider area, particularly as they would be largely screened by the existing boundary wall at the site. Similarly, the installation of a new side window at first floor level, with Juliette balcony, is considered a minor alteration that would not have a significant impact on the character of the host building and would have limited visibility from the public realm.

The alterations to the pitch of the roof would result in a minor increase to the building's height (approx. 1.4m) and would not have a significant impact on its original character and proportions. Furthermore, whilst the proposed roof

alterations and solar panels would have some visibility from the street, namely from Kilburn Vale, they would not cause harm to the appearance of the surrounding area particularly given the varied size and design of buildings in the vicinity.

Overall, the proposed alterations are considered acceptable and would not cause harm to the original character and proportions of the host property, the setting of the adjoining locally listed building or the appearance of the surrounding area.

The proposed alterations are not considered to cause harm to neighbouring amenity in terms of loss of light or outlook, and no harm would be caused in terms of increased overlooking.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, the London Plan (intend to publish) 2019 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 grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment