

Application ref: 2020/3025/P
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Date: 6 October 2020

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Mr Riccardo Calzavara
69 Patshull Road
London
NW5 2LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

69 Patshull Road
London
NW5 2LE

Proposal:

Variation of condition 3 (Approved Plans) of planning permission ref: 2018/2827/P granted on 05/04/2019 (as amended by Non-Material Amendments refs 2019/3223/P dated 15/08/2019 and 2020/0736/P dated 20/04/2020) for 'Erection of part single, part two storey rear and side extension etc'; namely to replace the cladding of the side dormer from natural slate to lead.

Drawing Nos: Tree Protection Plan TPP (PBA Consulting 31 July 2018), P401 Rev A, E501, E502, L401 Rev A, P402 Rev A, P405 Rev A, V401 Rev A, E403, S401, P404 Rev A, S402, P403 Rev A, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001

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 the original planning permission ref: 2018/2827/P dated 05/04/2019.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Tree Protection Plan TPP (PBA Consulting 31 July 2018), P401 Rev A, E501, E502, L401 Rev A, P402 Rev A, P405 Rev A, V401 Rev A, E403, S401, P404 Rev A, S402, P403 Rev A, L001, S002, V001, P004, P005, S001, P002, P003, E002, E003, P001, E001

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

- 4 The roof of the extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawing Tree Protection Plan TPP (PBA Consulting 31 July 2018). 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.

- 6 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) Details including sections at 1:10 of all windows (including jambs, head and cill), and external doors;

- b) Details of the front boundary treatment including brick type, bond, and coping detail of the wall; and sections and elevations at 1:10 of the railings and gate.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The proposal seeks to amend the approved side dormer, namely to change the cladding of the dormer window from natural slate to lead.

The approved external slate cladding of the side dormer window would be replaced by lead. The dimensions of the side dormer would remain unchanged and no other alterations are proposed. Given that many nearby properties, including the adjacent No. 67 Patshull Road, have lead-cladded dormers, it is not considered the proposed change in materials would be out of keeping with the surroundings nor have an adverse impact on the character and appearance of the host building and locality. Overall, the variation is considered acceptable in design terms.

Given the modest nature of the proposed alterations, the amendment would not result in any harm to neighbouring amenity.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2018/2827/P dated 05/04/2019. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

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 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



Daniel Pope
Director of Economy, Regeneration and Investment