

Application ref: 2020/1254/P  
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Date: 16 October 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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4orm  
1-5 Offord Street  
London  
N1 1DH

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat A**  
**78 Gaisford Street**  
**London**  
**NW5 2EH**

Proposal: Erection of a single storey rear and side extension and alterations to rear façade (Use Class C3).

Drawing Nos: 4136-X.01, 4136-P.03 A, 4136-P.10 B, 4136-X.03 and 4136-X.10

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:

Drawing Nos: 4136-X.01, 4136-P.03 A, 4136-P.10 B, 4136-X.03 and 4136-X.10 (Last received 03/06/2020)

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

- 4 Prior to commencement of relevant works, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).

- 2 Reasons for granting planning permission:

The application site contains a ground floor maisonette in a four-storey mid-terraced building. The site is within the Bartholomew Estate Conservation Area but is not listed. The proposal includes the erection of a single storey rear and side extension on the lower ground floor and alterations to rear façade.

The proposed rear and side extension would be less than half-width of the property, 3m in height and 3m in depth to match the depth of the existing rear closet wing. It would have a sedum green roof with rooflight, painted aluminium window frames and rendered external walls. Due to its rear location, it would not be observable from the public realm. By virtue of its massing, depth, position and design, the proposed extension is considered to be acceptable

and would result in a subordinate addition to the host building. It is not considered to adversely impact the character and appearance of the conservation area due to the above and its location to the rear of the building. It is acknowledged that nearby properties such as Nos. 75 and 80 Gaisford Street have similarly-sized infill rear extensions and the proposed development is not out of keeping with the character of the locality. A condition has been attached for more details on the green roof.

The upper and lower ground floor of the rear closet wing and proposed rear and side extension would have rendered external walls following the installation of externally clad insulation. The new rear facade would not be observable from the public realm and would not cause adverse impact on the character and appearance of the host building or wider conservation area, nor the amenities of neighbouring properties.

The proposed extension is not considered to cause amenity concerns due to its single storey nature, its massing, and given that the windows and doors all face the rear garden. The external cladding is similarly considered not to cause harm to neighbouring amenities.

No objections have been received following public consultation. The Kentish Town Neighbourhood Forum made no comment on the application. The site's planning history and relevant appeal decisions were 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 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment