

Application ref: 2020/2879/P  
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Date: 29 October 2020

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

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Pitman Tozer Architects  
Pitman Tozer Architects  
209 Old Marylebone Road  
London  
NW15 QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**55 Broadhurst Gardens**  
**London**  
**NW6 3QT**

Proposal:

Erection of a single storey rear extension; installation of side gate; alterations to and replacement of existing windows.

Drawing Nos: 1923 LP01, 1923 PL01 Rev A, 1923 PL02, 1923 PL03, 1923 PL04 Rev A, 1923 PL05, 1923 PL06 Rev A, 1923 PL07

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 1923 LP01, 1923 PL01 Rev A, 1923 PL02, 1923 PL03, 1923 PL04 Rev A, 1923 PL05, 1923 PL06 Rev A, 1923 PL07

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 roof terrace or other form of amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof. No railings or other means of enclosure shall be erected on the roof, and no alterations shall be carried out to any elevation of the application property to form access onto the roof.

Reason: The use of the roof as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance and loss of privacy contrary to policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

Amendments: removal of air conditioning unit and associated metal panel.

The scale and bulk of the proposed extension is considered to be subservient to the host dwelling. While the rear elevation of the subject property currently has a white render finish, the exposed brickwork is considered more appropriate and in keeping with the terrace grouping and wider conservation area. The original finish of the subject property would have likely been exposed brickwork which can be observed throughout the remainder of the terrace grouping. The proposed decorative brickwork above, and to the side of the new rear doors is a positive feature which contributes to the character and appearance of the property. It would be reminiscent of the decorative brickwork to the front elevation and would frame the openings on the rear elevation in a way which enhances the overall character and appearance of the new extension. The new rear doors would be of a more contemporary design, this is considered to be acceptable in this instance as they would be sited at ground floor level, to the rear of the property, and not visible from the public realm. The proposed rear doors are not considered to be excessive in scale, they appear to fit comfortably within the rear elevation of the extension as opposed to dominating it.

The proposed alterations to the windows, including the removal of the security bars and any replacement or repositioning of windows are considered to be acceptable. The design, materials, scale and siting of the windows would be in keeping with the existing windows and would respect the hierarchy of

fenestration. The new side gate is not considered to cause undue harm to the character and appearance of the subject property or wider conservation, it would be set back from the street and positioned at a significantly lower level than the street level. It would be made of painted metal railings with a simple design, allowing users to see through to the property, and as such would not be a visually obtrusive feature.

The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the host property, terrace grouping and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. The access points to the subject property would remain as existing, no new views would be afforded and there would be no change in use. The scale of the proposed rear extension is considered to be modest and would not extend beyond the neighbouring habitable windows to a depth which would result in an undue loss of light or outlook.

No objections were received following statutory consultation. One comment was received which supported the proposed materials and detailing and requested a condition preventing the use of the extension roof as a roof terrace. This condition has been attached. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 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 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.
- 3 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.

- 4 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).

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