

Application ref: 2020/1779/P  
Contact: Nathaniel Young  
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Date: 9 December 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Flat 3 Steve Biko House  
1 Portman Place  
London  
E2 0LH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**121 Gaisford Street**  
**London**  
**NW5 2EG**

Proposal:

Erection of a part one, part two storey rear extension. Replacement of front lower ground floor window and side entrance door.

Drawing Nos: EX 000, Existing: EX 001, EX 002, EX 003, EX 101, EX 201, EX 202, EX 203, PL 001, PL 002, PL 003, PL 101, PL 201, PL 202 Rev A, PL 203, Bauder extensive green roof systems information document rev V6 dated November 2020.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EX 000, Existing: EX 001, EX 002, EX 003, EX 101, EX 201, EX 202, EX 203, PL 001, PL 002, PL 003, PL 101, PL 201, PL 202 Rev A, PL 203, Bauder extensive green roof systems information document rev V6 dated November 2020.

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

- 4 The green roof shall be installed in accordance with the approved drawings and details (Bauder extensive green roof systems information document rev V6 dated November 2020) within 6 months of occupation and thereafter maintained as such.

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 and policy GO3 of the Kentish Town Neighbourhood Plan 2016.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed part one, part two storey rear extension is considered to be subordinate to the host dwelling in terms of scale and design. The first floor element would consist of materials to match the host property with exposed London stock brickwork and a timber framed sash window. The ground floor element would be of a more contemporary design, incorporating coloured glazed bricks and thin metal doors. This is considered acceptable in this instance as this contemporary element of the proposal would be at ground floor level, to the rear of the property, and not readily visible from the public realm and as such would not harm the character and appearance of the wider conservation area. Officers also note that a ground floor rear extension of a similar scale and contemporary design exists and the immediate neighbouring property, No. 123. The proposal also involves replacement of the front lower ground floor window with a new timber sash window to match the upper levels and removal of the render to the first floor rear elevation and restoration of the exposed London stock brickwork. Both of these interventions are considered to be beneficial and are supported. Replacement of the side entrance door with a matching door is considered to cause no harm. The design, scale, siting and materials of the proposal would be in keeping with what has been established within the terrace grouping, 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 and there would be no change in use. The new rear window to the first floor extension would afford similar views to the existing first floor rear window, all other proposed windows would replace existing. The new rear extension would form a common alignment with the rear extension of no. 123 at ground floor level with the rear elevation slanting back towards the subject property as it approaches No. 119. The ground floor extension would project a modest depth of 1.2m beyond the rear elevation of the subject property along the boundary shared with No. 119. The first floor element would form a common alignment with the existing first floor rear extension of No. 119 and would be of sufficient distance from No. 123 as to not cause harm. As such, given the above it is not considered that there would be a significant detrimental impact to light or outlook to either neighbouring property.

The ground floor rear extension appropriately incorporates a green roof which would help contribute to biodiversity and reduce flood risk. Details have been submitted to and approved by the Council's trees and landscaping team.

No objections were received following statutory consultation. 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, A1 and A3 of the Camden Local Plan (2017) and Policies D3 and GO3 of the Kentish Town Neighbourhood Plan (2016). 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer