

Application ref: 2020/4213/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
N10 1NG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**62 Croftdown Road**  
**London**  
**NW5 1EN**

Proposal: Erection of a single storey rear extension, installation of replacement windows and associated rear garden landscaping.

Drawing Nos: P-001, P-100, P-101, P-102, P-110, P-111, (received 16/09/2020), P-200 Rev A, P-201 Rev A, P-202 Rev A, P-210 Rev A, P-211 Rev A, (received 09/12/2020)

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P-001, P-100, P-101, P-102, P-110, P-111, (received 16/09/2020), P-200 Rev A, P-201 Rev A, P-202 Rev A, P-210 Rev A, P-211 Rev A, (received 09/12/2020)

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

- 4 The flat roof of the single storey ground floor rear extensions hereby approved in drawings, P-201 Rev A, P-202 Rev A, P-210 Rev A, P-211 Rev A, (received 09/12/2020) shall not be used as a roof terrace, sitting out area or other amenity space.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be 3m high flat with a flat roof design. It would connect to an existing 2m extension on the main rear wall resulting in a 6m deep infill rear extension.

The proposed rear extension's depth and height would largely be screened from the public realm and would appear similar to other infill rear extension on the road in particular No.42 and No.44 Croftdown Road. It would comprise a brick built form and large glazing panels and rendered walls on the rear elevation would contribute to softening its visual bulk. The proposed extension would appear as a contemporary addition within the context of the host property's rear garden area. It would still retain adequate amenity space within the rear garden. Therefore the proposed extension is considered acceptable in size and design and would continue to be subordinate to the host property.

Officers consider other works to the property's rear elevation including the installation of replacement windows would be acceptable within the context of the character and appearance of the wider conservation area.

The proposed rear extension would sit along the boundary wall with No.64 where it would comprise a relative height of 2.8m. Officers note that the extension's height would be similar to that of the existing boundary treatment and would not project higher than the existing rear elevation door at No.64. It is also noted that the neighbouring property does not benefit from any side facing window as such it is not considered that the proposed extension would give rise to loss of outlook or overbearing impact.

The proposed extension does not include any side facing window as such would not give rise to overlooking or loss of privacy impact.

The proposed extension's flat roof would comprise a rooflight. Officer's note that the proposed rooflight would be fitted with a retractable blackout blinds. As such it is considered that the proposed extension would not give rise to any adverse light spill to neighbouring properties.

This application was considered acceptable on the basis of revised drawings submitted showing that the proposed hard landscaping would be permeable and the proposed rooflight would include retractable blinds.

Two comments and one objection were received following statutory consultation. Details of consultation responses are included in the consultation summary. This site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H3, H7, A1 and D1 of the Camden Local Plan 2017 and Policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016 and the provisions of the 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