

Application ref: 2020/4237/P
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Date: 3 February 2021

Development Management
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London Borough of Camden
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Bellis Architects
First Floor Office
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Countess Road
Kentish Town
London
NW5 2XH

Proposal:

Erection of single-storey rear and side extensions, following the demolition of the existing rear additions, alteration to the window opening at first floor level, replacement of the single glazed sash windows with doubled-glazed timber-framed sash windows and installation of conservation rooflights to the front and rear elevations.

Drawing Nos: O552 - 000.01; O552 - 100.10; O552 - 100.11 REVB; O552 - 300.10; O552 - 300.11 REVB; O552 - 400.10; O552 - 400.11 REVB; O552 - 500 - 01 REVA; O552 HDAS-01.

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: O552 - 000.01; 0552 - 100.10; 0552 - 100.11 REVB; O552 - 300.10; O552 - 300.11 REVB; 0552 - 400.10; 0552 - 400.11 REVB; 0552 - 500 - 01 REVA; 0552 HDAS-01.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side extension would infill the rear/side gap between the host property and adjacent building no. 31 measuring approximately 3.8m in depth, 2m wide and have a mono-pitched glazed roof that would not project beyond the existing building line. The size of the proposed rear extension has been revised during the course of the application to reduce its size from a full width extension to a half width extension and would be of a similar design (the mono-pitched roof and depth) and size to the adjacent building no.35 Countess Road granted planning permission in October 2017 (ref 2017/4447/P).

Both extensions being proposed would be constructed in vertical and horizontal brick to match the host building, and would be constructed using black mortar with black aluminium frame doors. The proposed extensions would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Overall, the proposal would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property and the character of the street.

It is proposed to replace the existing windows to the front and rear elevation with new double glazed windows all windows would be timber-framed sash windows. These will be like-for-like replacements and the design and appearance of the windows are considered acceptable. A casement window was installed to the rear first floor it is proposed to return this to the traditional sash window with double glazed window pane. New conservation style roof lights would be installed in the new extensions, the roof of the closet wing and the roof of the main house. It is considered that the proposed design and appearance of the new windows and rooflights would preserve the character and appearance of the host building, the street scene and the wider Kentish Town Conservation Area.

The proposed side infill extension would adjoin the side boundary wall with No.31 Countess Road. Given that the proposed infill addition would be constructed with a mono-pitched roof it is not anticipated that the proposed extension would have any amenity impact. The proposed new window on the closet wing extension would not have any privacy impact to neighbours as the existing window opening is 'bricked up'. The height of the replacement rear extension would be lower on the boundary with the existing extension at No.35, it would not exceed the height of the existing boundary wall. As such, it is not anticipated that there would be any harmful impact with the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

Given the scale, siting and design of the proposed new rooflight, rear window and the design of the enlarged side sash and bricked up window, the alterations are not considered to cause harm to the character of the host property or harm to the amenity of neighbouring properties. These windows would not result in any loss of privacy, light or outlook to neighbouring residents.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the 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 policy D3 of the Kentish Town Neighbourhood Plan, and policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer