

Application ref: 2021/0297/P  
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Date: 24 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Projection Architects Ltd  
Flat 8, Jade House  
12 Lancaster Grove  
London  
NW3 4NX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**60 Patshull Road**  
**London**  
**NW5 2LD**

Proposal:

Erection of a single storey side alley extension and a full width replacement rear ground floor extension, installation of rooflight to 1st floor rear wing and associated alterations on existing first floor rear elevation.

Drawing Nos: Design and Access Statement, Existing and Proposed plans (all revision E)- A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, B01.

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 policies 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- Design and Access Statement, Existing and Proposed plans (all revision E)- A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, B01.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to extend to the rear of their existing side alley extension and to erect a replacement full width single storey rear extension following the demolition of two existing rear extensions. The gap between the 2 latter existing structures will be infilled; however the height, depth and width of the new rear extension is similar of that of the existing ones.

The proposed replacement rear extension is subordinate and lightweight in size and design and its contemporary fully glazed appearance is appropriate. It is noted that many other properties along Patshull Road have similar full width rear extensions and the proposal is very similar to one approved in 2016 at the adjoining property of no.58. It is considered that the proposal is in keeping with the character and appearance of the host building and the Bartholomew Conservation Area.

Other works include a replacement window and a new rooflight to the existing first floor rear extension, and extension to the existing side alley shed which would finish flush with the rear of the main house.

The proposals are considered to not have a harmful impact on any neighbouring properties in terms of loss of light, outlook or privacy, noise or light spill intrusion.

One comment was received during the consultation process. This and the site's planning history 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 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 London Borough of Camden Local Plan 2017 and policies D3 and G03 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer