

Application ref: 2020/3534/P
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Date: 26 March 2021

Development Management
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167b consort road
london
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
104 Malden Road
London
NW5 4DA

Proposal:

Erection of part single, part two storey rear extension and associated works
Drawing Nos: 004_MR_PL_00, 004_MR_PL_01A Rev A, 004_MR_PL_01B Rev A,
004_MR_SC_00 Rev A, 004_MR_EL_00 Rev A, Design and Access Statement.

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: 004_MR_PL_00, 004_MR_PL_01A Rev A, 004_MR_PL_01B Rev A, 004_MR_SC_00 Rev A, 004_MR_EL_00 Rev A, Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed works would involve removing the existing rear staircase and window and erect a part single, part two storey rear extension. This would be considered to be subordinate to the host building in terms of its form, size, design and scale. The lower ground floor part of the extension would be full width with a depth of 3m and the upper ground floor extension would be half the width of the rear elevation (2.8m wide) with a depth of 3m. The proposed depth follows that of neighbouring rear extensions along this terrace, in which the depth of the host buildings extension is considered modest.

The proposed extension would be constructed from stock brick with flat roofs. Its detailed design would be of the same manner as the neighbouring rear extensions (106 Malden Road). Therefore, the overall design of the proposal is considered appropriate in relation to the host building and surrounding West Kentish Conservation Area. The proposal also involves enclosing the existing bike store within the lower ground floor and changing it to a toilet, this would help create a better internal layout and is therefore considered acceptable. The removal of the existing staircase and window to accommodate the proposed extensions would be considered acceptable.

The host site neighbours both Nos.106 and 102 Malden Road. No. 106 (east side) has an approval for a part single, part two storey rear extension (2015/4985/P). The proposed lower ground floor extension would be to the same depth as No.106 and at upper ground level the proposed extension would be 3m away and therefore it is not considered to have a detrimental impact on the amenities of No.106 in regards to loss of light, overshadowing or privacy impacts.

No.102 (west side) has a three storey outrigger from upper ground to the third floor. With the proposed upper ground extension on the boundary line projecting out 3m it is considered the extension may potentially overshadow and enclose the habitable room served by a large window adjacent to the proposed extension. Officers have carried out the 45 degree line test on the elevation plan and the 45 degree is not encroached and passes the edge of the

extension therefore suggesting that there would be no loss of light or overshadowing to this upper ground habitable room.

There is already an extension at lower ground floor at No.102 which would be in line with the proposed extension at 104. Therefore it is not considered to have a detrimental impact on the amenities of No.102 in regards to loss of light, overshadowing or privacy impacts.

Due to the extensions size, height, location and adjoining residential units being located on the upper floors of the application and neighbouring buildings, there would be negligible harm to the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The application sites planning history and relevant appeal decisions 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 West Kentish Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and 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.

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