

Application ref: 2020/4979/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Atelier 41 Architects  
1 Manor Drive  
London  
N20 0DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**272 Kentish Town Road**  
**London**  
**NW5 2AA**

Proposal: Replacement first floor rear extension including fire escape door to ground floor retail unit.

Drawing Nos: 202065.P.001; 202046.P.002; 202046.P.003 rev A; 202065.P.101;  
202065.P.102; 202065.P.103 rev A; 202065.P.104 rev A; 202065.P.301;  
202065.P.302; 202065.P.303 rev A; 202065.P.304 rev A; 202065.P.305; 202065.P.306  
rev A; 202065.P.307

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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 of the

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
202065.P.001; 202046.P.002; 202046.P.003 rev A; 202065.P.101;  
202065.P.102; 202065.P.103 rev A; 202065.P.104 rev A; 202065.P.301;  
202065.P.302; 202065.P.303 rev A; 202065.P.304 rev A; 202065.P.305;  
202065.P.306 rev A; 202065.P.307

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

- 4 The flat roof of the first floor rear extension hereby approved shall be accessed for maintenance purposes only and shall not be used as a roof terrace.

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.

Informatives:

- 1 Reasons for granting permission.

The design of the proposal has been amended to remove the mansard roof extension as concern was raised about the loss of the original butterfly roof form which is shared with the neighbouring properties at nos. 270 and 274. The existing first floor extension is in a very poor state of repair and there would be no objection to its replacement. The proposed first floor extension would be modestly enlarged in size compared to the existing first floor extension and would match the neighbouring property at no. 274. Due to its size and location on the rear it would not harm the character or appearance of the existing building. The extension would be rendered and painted white. This would contrast to the brickwork of the main building and would be considered acceptable. Views of the extension are limited to private views from neighbouring properties and the service yard at the rear of the site. It would not impact harmfully on the character or appearance of the streetscene. The installation of a fire escape door on the rear elevation of the ground floor retail unit is a minor alteration and would be considered acceptable.

The proposed extension would not have an impact on the amenity of the neighbouring occupiers. The nearest affected window is located on the first floor rear elevation of no. 270 and serves a bathroom window. As this window does not serve a habitable room the extension would not have a harmful impact on the remaining windows of this property. Condition 4 will ensure that the flat roof would not be used as a terrace with consequent impact on neighbouring amenity and privacy.

The potential to install a green roof was explored however the applicant advised that they would have access and maintenance issues. There is no direct access onto the flat roof and there would be issues gaining permission from tenants occupying the ground and first floors. Due to the size of the roof (approximately 24 sq. m) and future maintenance issues, it is not considered

reasonable to insist on the provision of a green roof in this instance.

The planning and appeal history of the site has been taken into account when coming to this decision. An objection has been received from the neighbouring occupier at no. 274 raising concerns about the stability of the building and the potential impact of the works on the shared party wall. These have been duly taken into account in this assessment but Party Wall issues are covered by separate legislation, and construction details would be subject to checking by a building control body. Informatives are attached reminding the applicant that a party wall agreement may be required.

As such, the proposed development is in general accordance with policies D1, CC1, CC2, CC3, and A1 of the Camden Local Plan 2017; and policies D3 and G03 of the Kentish Town Neighbourhood Plan 2016. The development also accords with the NPPF and the London Plan 2016.

- 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, 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 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer