

Application ref: 2020/2667/P
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Regeneration and Planning
London Borough of Camden
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OMMX
Studio E2S
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Northington Street
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WC1N 2NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Upper Flat
17 Falkland Road
London
NW5 2PU

Proposal: Erection and replacement of single storey rear and side 1st floor extension; replacement of front and rear 1st and 2nd floor windows; installation of rooflights to main roof; erection of front bin store.

Drawing Nos: 0110-1.00 Rev. A Location Plan; 0110-1.00 Rev. A Site Plan; 0110-2.00 Rev. B; 0110-2.01 Rev. B; 0110-2.10 Rev. B; 0110-2.11 Rev. B; 0110-2.12 Rev. B; 0110-2.13 Rev. B; 0110-2.50 Rev. A; 0110-2.51 Rev. A; 0110-2.52 Rev. A; 0110-2.53 Rev. A; 0110-2.60 Rev. A; 0110-2.61 Rev. A; 0110-2.62 Rev. A; 0110-2.63 Rev. A; 0110-2.70; 0110-3.00 Rev. B; 0110-3.01 Rev. B; 0110-3.10 Rev. B; 0110-3.11 Rev. B; 0110-3.12 Rev. B; 0110-3.13 Rev. B; Design & Access Statement Rev. B.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 0110-1.00 Rev. A Location Plan; 0110-1.00 Rev. A Site Plan; 0110-2.00 Rev. B; 0110-2.01 Rev. B; 0110-2.10 Rev. B; 0110-2.11 Rev. B; 0110-2.12 Rev. B; 0110-2.13 Rev. B; 0110-2.50 Rev. A; 0110-2.51 Rev. A; 0110-2.52 Rev. A; 0110-2.53 Rev. A; 0110-2.60 Rev. A; 0110-2.61 Rev. A; 0110-2.62 Rev. A; 0110-2.63 Rev. A; 0110-2.70; 0110-3.00 Rev. B; 0110-3.01 Rev. B; 0110-3.10 Rev. B; 0110-3.11 Rev. B; 0110-3.12 Rev. B; 0110-3.13 Rev. B; Design & Access Statement Rev. B.

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

- 4 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- a. a detailed scheme of maintenance
 - b. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - c. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 5 The flat roof above the existing single storey rear extension shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed extension would not be set any further forward than the existing first floor side extension, and would increase the height of the existing extension by only 0.85m. The side element of the extension would therefore continue to be viewed as a subordinate addition to the host building in terms of bulk, height and scale when viewed from Falkland Road. The proposals would also extend the existing extension by 2.3m to the rear of the property, above part of the roof of the existing single storey rear extension. Although the extension to the rear would be highly visible from Leverton Street, a rear and side extension at first floor level is considered acceptable in this instance due to the existing historic two storey rear and side extension to the adjacent neighbouring property No. 15, which is located on the corner of Leverton Street and forms a semi-detached pair with the host building. The proposed design and materials have been revised to ensure that the extension and alterations would have a traditional appearance in keeping with the host building and the character and appearance of the wider conservation area, with appropriately sized, positioned and detailed new and replacement double glazed windows and roof lights, and the use of reclaimed brick to match the host building for the extension. The proposed front bin store would be clad in timber slats and is considered to be appropriately sized and designed for its front garden setting. It is therefore considered that the proposal would respect and preserve the design and proportions of the host building and semi-detached pair and the character and appearance of the wider Kentish Town Conservation Area.

A green roof is proposed to be installed above the remaining flat roof of the existing single storey rear extension at ground floor level, which is welcomed from a biodiversity and sustainability perspective. As no details of the proposals have been provided at this stage, a condition will be added for the submission and approval of details of the green roof to ensure that it is appropriately designed.

The submitted diagrams within the Design and Access Statement demonstrate that the proposed extension would pass the 25 degree and 45 degree daylight and sunlight tests, and it is accepted that the proposals would not have a detrimental impact on the residential amenities of the occupiers of Nos. 15 and 19 Falkland Road in terms of loss of light or outlook to habitable rooms. The proposals has been revised to remove all side windows from the extension, and the proposed rear window would not afford views into any neighbouring habitable rooms. A condition is recommended to ensure that the remaining flat roof element of the existing single storey rear extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into habitable rooms of the adjacent neighbouring properties at Nos. 15 and 19.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One objection from a neighbouring occupier was received prior to making this

decision. This has been addressed above and within the associated consultation summary. A response was received from the Kentish Town Neighbourhood Forum to state that they had no comments to make on this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2021 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 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.

- 5 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.

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