

Application ref: 2021/1980/P  
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Date: 5 July 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Vorbild Architecture Limited  
Unit 107, 33 Parkway  
London  
NW1 7PN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**63 Falkland Road  
London  
NW5 2XB**

Proposal:

Erection of a single-storey rear and side infill extension with associated rooflights, creation of a terraced area in rear garden, and erection of a single-storey store

Drawing Nos: Site Location Plan; A- (10)-010; 011; 012; 013; A- (11)-010; A-(12)-010; 011; A-(13)-010 Rev A; 011 Rev A; 012 Rev A; 013 Rev A; A-(14)-010 Rev B; A-(15)-011 Rev B; 012 Rev B; Design and Access Statement by Vorbild Architecture Limited dated 11th June 2021

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: - Site Location Plan; A- (10)-010; 011; 012; 013; A-(11)-010; A-(12)-010; 011; A-(13)-010 Rev A; 011 Rev A; 012 Rev A; 013 Rev A; A-(14)-010 Rev B; A-(15)-011 Rev B; 012 Rev B; Design and Access Statement by Vorbild Architecture Limited dated 11th June 2021

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves a ground floor single-storey, full width 'wrap-around' rear extension, with rooflights incorporated within the roof slopes, and a single storey store located on the side elevation within the existing side passage. The proposed terraced area in the rear garden would result in maintaining a good sized garden.

The proposed extension would have a sloped roof adjacent to the rear closet wing which extends further to a pitched roof structure to the rear. Whilst the proposal would have a long projection along the side elevation, it would appear subordinate to the host building due to its form and detailed design. The extension would have a modern appearance and is proposed to be constructed of facing brick to match the host building with a slate roof, and would open with large glazed doors to the rear garden, which is accepted. There is a precedent for full-width single-storey rear extensions with similar proportions in this group of buildings and therefore the development would fit in with this existing character and preserve the existing townscape.

The proposal would not detract from the appearance of the host building. Given that the extension is to be located on a secondary façade and not be visible from the wider public realm, the proposal is considered to preserve the character and appearance of this part of the Kentish Town Conservation Area. 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.

The shared boundary with no 61 Falkland Road is 3.6m high, and 2.8m high at the boundary with no. 65 Falkland Road, therefore there will be limited views of the rear extension from the adjoining properties. It is considered that the proposal would not give rise to issues such as overlooking, the loss of privacy, loss of outlook, or potential light spill.

No objections were received following the consultation process. The site's planning history was taken into account prior to making this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and policy D3 in the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021, and 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 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.
- 4 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.

- 5 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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer