

Application ref: 2021/0884/P  
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Date: 6 July 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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The Mill Architecture and Interior Design  
Stanley Building  
7 Pancras Square  
London  
N1C 4AG

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**61 Patshull Road**  
**London**  
**NW5 2LE**

Proposal:  
Replacement of existing single storey side/rear extension and erection of a new single storey side/rear extension; provision of bin store at front and erection of new front boundary railings/entrance  
Drawing Nos: 00-10, 01-10, 01-20, 01-30, 02-10, 02-20, 02-21, 02-30, Design & 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 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 drawings: 02-10, 02-20, 02-21, 02-30

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

Informative(s):

- 1 Reasons for granting permission:

The proposals overall would not harm the appearance of the host property, townscape or the streetscene and the character and appearance of the Conservation Area would be preserved.

The new front boundary wall, railings and gate and timber bin store would be in keeping with the front boundary treatments at neighbouring houses on both sides of Patshull Road (e.g. nos. 48, 63, 65, 67, 69), in terms of height, size and design, and would maintain the heritage value of the streetscene.

The replacement single storey side and rear extension would continue to be subordinate in size and proportions to the host property. It would also be in keeping with the size, bulk, siting and design of existing side and rear extensions at neighbouring houses (e.g. nos. 63, 65, 67 and 69) and would maintain the form and character of the site and the Conservation Area. The extension would have matching brick walls. The proposal for full height glazed sliding doors and metal louvres at the rear of the single storey rear extension should not adversely affect the visual amenity of the terrace or the townscape. The neighbouring single storey rear extensions have similarly contemporary rear elevations. Sufficient garden amenity space would remain.

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 proposals would not result in any harm to the amenity of the occupiers of any neighbouring properties. The new front boundary and bin store would not have any affect on neighbouring amenity. The replacement single storey side extension would have no more impact upon the attached property (63 Patshull Road) than the existing building. The proposed single storey rear extension would be sited alongside a solid wall at no. 63 Patshull Road and, aligning with the existing rear extension at this site, it would not result in any loss of light, privacy or outlook at this site.

On the other side the single storey extension is dropped down to a 2.2m height above the ground level at no. 59 Patshull Road. This would be similar to a

permissible 2m high boundary fence and would be below the top of the neighbouring ground floor window in the main rear elevation of the property; thus as such, it would not result in a significant loss of light or outlook. No windows would be formed in the side wall, facing no. 59 Patshull Road.

It is concluded that the proposals would not cause any significant loss of light, privacy or outlook to any neighbouring occupiers surrounding the site.

No objections have been received from any neighbouring addresses. The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

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

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