

Application ref: 2021/2544/P  
Contact: Ewan Campbell  
Tel: 020 7974  
Email: Ewan.Campbell@camden.gov.uk  
Date: 3 August 2021

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

Phone: 020 7974 4444

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

Boyer Planning  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**23A Bartholomew Road  
London  
NW5 2AH**

Proposal:

Creation of lightwell to front garden of the lower ground floor flat and installation of metal grille cover (part retrospective)

Drawing Nos: BR-01, 02, 03, 04, Supporting 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 plans BR-01, 02, 03, 04, Supporting Statement

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission-

Retrospective permission is sought for an existing front lightwell that was apparently built several years ago. It measures 1.5m in depth, 2.4m in height internally and a width of 2.8m. A metal grille is proposed to enclose the existing lightwell space servicing the lower ground floor level. The proposed grille would have a simple design with grated mesh design, fitted flush onto supporting beams at garden level. Whilst it is noted that the grille would have a minor upstand in its setting and there is no evidence to suggest that that this is a dominant characteristic on the streetscene, it is considered that its visual impact would be minor within this setting as such would not detract from the character and appearance of the host property's front elevation.

A number of sunken front gardens or lightwells are present on frontages in close proximity to the application site and these characterise the streetscape in this particular part of the conservation area. Thus it is considered that the lightwell with grille is a discreet feature which does not harm the character and appearance of the streetscene or conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two comments were received in support of the application and one comment in objection were received prior to making this decision. These and the planning history of the site and surrounding area were taken into account. The objection referenced multiple issues including misleading statements, aspects relating to other parts of recent development and a basement impact assessment. However it is considered that issues relating to ownership remain

civil matters as Certificate B has been signed; a basement impact assessment was not needed in this case as the retrospective application applied only to a small lightwell, not the whole basement, and on account of its modest size and location, the excavation would not have any material impact on local hydrogeology and land stability.

As such, the proposal is in general accordance with Policies A1, A5, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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 typed name.

Daniel Pope  
Chief Planning Officer