

Application ref: 2021/2690/P  
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Date: 3 August 2021

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

Phone: 020 7974 4444

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Nigel Bird Architects  
Henry Wood House  
2 Riding House Street  
London  
W1W 7FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Teil House**  
**10D Kidderpore Avenue**  
**London**  
**NW3 7SU**

Proposal:

Erection of a 2 storey side extension and single storey rear extension plus associated boundary wall alterations

Drawing Nos: 1656.100 Rev.A; 1656.101 Rev.A; 1656.110 Rev.A; 1656.111 Rev.A; 1656.130 Rev.B; 1656.131; 1656.301 Rev.B; 1656.310.1 Rev.D; May 2021 Rev.D; 1656.330 Rev.C (proposed east and south elevations); 1656.330 Rev.C (proposed north and east elevations); 1656.340 Rev.A; CCL 10332/TPP Rev.3; CCL 10332/TCP Rev.1; Tree Schedule and Arboricultural Report by Crown Tree Consultancy dated 26/5/21.

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:  
1656.100 Rev.A; 1656.101 Rev.A; 1656.110 Rev.A; 1656.111 Rev.A; 1656.130 Rev.B; 1656.131; 1656.301 Rev.B; 1656.310.1 Rev.D; May 2021 Rev.D; 1656.330 Rev.C (proposed east and south elevations); 1656.330 Rev.C (proposed north and east elevations); 1656.340 Rev.A; CCL 10332/TPP Rev.3; CCL 10332/TCP Rev.1; Tree Schedule and Arboricultural Report by Crown Tree Consultancy dated 26/5/21.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement and tree protection plan hereby approved. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The project arboriculturalist shall supervise and monitor the works in accordance with the approved report for the duration of development.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

Teil House is a recently constructed detached house, granted through planning permission 2015/3936/P in 2016. The proposed rear extension was previously approved under 2019/3636/P and it is still considered acceptable in terms of its siting, scale and detailed design. The proposal also includes a two storey side extension which is significantly set back from the front elevation and set down from the eaves. It is considered that it would be a subordinate addition and, when combined with the rear extension, it would still retain sufficient garden space. The aluminium fenestration and use of brick to match the existing would complement the host property. Views of the development would be limited given their siting. Overall the development in terms of its siting, scale and detailed design is not considered to harm the character of the host property, streetscene or conservation area.

Proposals include the erection of a 1.4m high garden boundary wall and the building up of part of the existing side retaining wall by 1.7m alongside the proposed extension. The site adjoins the rear of a listed former Chapel, recently altered, extended and converted to a dwellinghouse through the aforementioned permission. Teil House is situated behind and notably lower in level than the chapel building. Due to the siting and limited scale of the proposals within the context of the recent wholesale redevelopment of the site, the development would not result in harm to the special character or setting of the Chapel. This element was also recently granted under planning ref. 2019/3636/P and is still acceptable.

The increased wall height would improve visual privacy for both the applicants and neighbouring future occupants in the Chapel dwelling. The Chapel is sited on higher ground and the proposed wall would sit alongside a new terrace retaining wall of comparable height. The proposal would be significantly below the level of any neighbouring windows. In addition the proposed side extension is set significantly away from any neighbouring residential properties. As such the development would not result in impact on neighbour amenity through loss of daylight, outlook or privacy.

There are a number of large trees adjacent to the site. An Arboricultural Report has been provided and reviewed by the Council's Tree Team who found it satisfactory so that existing trees will be protected from damage. Installation of tree protection measures will be secured by condition.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5, BGI1 and BGI2 of the Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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.

- 4 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer