

Application ref: 2020/5904/P  
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Date: 30 March 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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DaeWha Kang Design  
Unit 35, Containerville  
35 Corbridge Crescent  
London  
E2 9EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Falkland Road  
London  
NW5 2PS**

Proposal:

Erection of single storey side extension at ground floor level, together with alterations to the front boundary.

Drawing Nos: A-100 Rev 0, A-101 Rev 0, A-102 Rev 0, A-103 Rev 0, A-104 Rev 0, A-105 Rev 0, A-106 Rev 0, A-107 Rev 0, A-108 Rev 0, A-109 Rev 0, A-110 Rev 0, A-111 Rev 0, Heritage Statement, Design and Access Statement, Arboriculture 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 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- A-100 Rev 0, A-101 Rev 0, A-102 Rev 0, A-103 Rev 0, A-104 Rev 0, A-105 Rev 0, A-106 Rev 0, A-107 Rev 0, A-108 Rev 0, A-109 Rev 0, A-110 Rev 0, A-111 Rev 0, Heritage Statement, Design and Access Statement, Arboriculture Statement.

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

Informative(s):

- 1 Reasons for granting permission.

This application relates to the erection of a single storey conservatory extension which wraps around the host property's side and rear walls infilling a side garden.

The proposed extension's front elevation would be visible from the public realm alongside another modern infill attached to Falkland House Mews. The proposed extension would cover the side outdoor garden space, significantly reducing the provision of outdoor amenity space. However, it is noted that the existing outdoor space is already enclosed by existing tall boundary walls, reducing daylight and quality outlook within the space, and another small garden also exists at the rear. Therefore, it is considered that the integration of the outdoor space into the host property would not be detrimental to the residential amenity of occupiers.

The proposed extension would be a glazed structure with powder coated metal framing material; it would be entirely enclosed within high boundary and flank walls and its height would sit below the stucco banding on the host property's front elevation. The proposed extension would appear as a lightweight contemporary addition within its setting, sensitive to the host property's character along its front elevations. The front elevation has a metal screen which forms an attractive feature within the streetscene. The proposal with its contemporary design and minimal bulk is considered acceptable as a subordinate and elegant addition and would not harm the character and appearance of the host property, streetscene and conservation area. The installation of replacement front boundary railings is welcomed and will enhance the streetscene.

On account of the extension being totally enclosed within high boundary walls, the proposal will not cause any adverse impacts on the amenity of adjoining residential occupiers.

Four comments of support were received during the public consultation

process. The site's planning history was taken into account when determining this application.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer