

Application ref: 2021/2323/P  
Contact: John Sheehy  
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Date: 3 September 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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Homecraft Design Studios  
3 Pennine Parade  
Pennine Drive  
London  
NW2 1NT

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 1**  
**12 Ebbsfleet Road**  
**London**  
**NW2 3NA**

Proposal: Erection of ground floor side and rear extension.

Drawing Nos: Site location plan; 202105/12ER/GFR/01b, 02b, 03b, 04ab, 04bb, email from Darius Falahat on 2/09/2021 @ 11:40am.

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 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; 202105/12ER/GFR/01b, 02b, 03b, 04ab, 04bb, email from Darius Falahat on 2/09/2021 @ 11:40am.

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

#### Informative(s):

- 1 Reasons for granting permission.

The application relates to a ground floor flat within this two-storey semi-detached property which is divided into 4 flats.

The existing rear elevation has an original projecting element, two storeys in height, part of a pair with number 10.

The proposed single storey extension would infill the passageway and wrap around the rear, and project to the extent of an original ground floor lean-to rear extension (0.9m). The extension would form an internal courtyard adjoin to the main elevation, which would allow light into the main dwelling rear rooms. The rear elevation would be finished in brick with timber-framed double doors and side windows.

There would be a limited impact on the visual appearance of the building as the proposed works are sympathetic in scale and design. The proposal has been amended to reduce the length of the rear element of the proposed extension which would maintain a subordinate appearance with the host building. In terms of material and pane size, the proposed windows to the rear and side would reflect the existing joinery of the building, which is accepted.

There would be no significant impact on the amenity of the nearest property no. 10 as the proposed extension would match the scale of the existing extension at the boundary. On the other side, number 14 is separated from the application property by a 2.0m boundary fence and there is a 1.2m space between the side elevation and this fence. As a result of the scale and location of the proposed extension, there would be no significant loss of sunlight, daylight or outlook to any neighbouring properties.

A consultation response was received from a nearby occupier which is addressed in consultation summary. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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.

- 5 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.

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 2021.

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