

Application ref: 2021/0903/P
Contact: Richard Limbrick
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Date: 20 October 2021

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

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www.camden.gov.uk/planning

Proficiency Design & Build
663 FINCHLEY ROAD
HAMPSTEAD, LONDON
NW2 2HN
UNITED KINGDOM

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
117 Gaisford Street
London
NW5 2EG

Proposal: Demolition and rebuild of first floor rear extension with railings on the roof to form a terrace and replacement of rear window with double door on second floor level.

Drawing Nos: Location Plan; Site Plan; EX-01 revA; EX-02 revA; EX-03 revA; EX-04 revA; PR-01 revA; PR-02 revA; PR-03 revA;

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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

Location Plan; Site Plan; EX-01 revA; EX-02 revA; EX-03 revA; EX-04 revA; PR-01 revA; PR-02 revA; PR-03 revA;

Reason:

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding any indication given on the approved plans, the railings on the proposed roof terrace shall be black painted metal, and the proposed door providing access to the roof terrace shall be white painted timber.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission:

This application seeks permission for the addition of another storey to the rear closet addition. A roof terrace is proposed on top, with railings and a door to access the roof. This part of the conservation area is characterised by rear closet additions within the terrace. There is some variation in heights and forms, and this proposal is subordinate, sitting a floor below eaves height.

The brick is to match and the metal railings will be painted black, with the door painted timber. The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

There would be some limited impact on the first floor adjacent windows, but due to the height of the proposed extension, and an existing much smaller addition, the impact would not be significant. There is an existing terrace at first floor level (on the roof of the upper ground closet addition), and so there is an existing relationship in terms of overlooking and potential for noise. The proposal would not worsen the relationship. The proposed development would not cause undue harm to the residential amenity of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the application. Neutral comments from a resident and Kentish Town Neighbourhood forum have been taken into account. The planning history and relevant appeal decisions were

also taken into account when coming to this decision.

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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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) 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 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer