

Application ref: 2021/2623/P
Contact: Obote Hope
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Date: 21 October 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

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Pardon Chambers Architects
The Brew
Eagle House
163 City Road
london
EC1V 1NR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
27 Bartholomew Road
London
NW5 2AH

Proposal:

Single storey rear extensions comprising of infill of existing undercroft under first floor overhang and a single storey rear extension thereto

Drawing Nos: 1909_1000; 1909_1005; 1909_1010; 1909_1100; 1909_1023;
1909_1230 REVA; 1909_1330.

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 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: 1909_1000; 1909_1005; 1909_1010; 1909_1100; 1909_1023; 1909_1230 REVA; 1909_1330.

Reason:

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

- 4 The roof of the single storey rear extension hereby approved shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of adjoining residential sites in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of an infill extension of the existing undercroft on the ground floor at the rear (on the side of 29 Bartholomew Road) and a single storey rear addition thereto.

The proposed infill and additional single storey extension would be a subservient addition that would be project no further than the existing patio area and would not be overbearing upon the building, harmful to the scale or appearance of the building or the townscape and it is not considered to detract from the character and appearance of the host building or this part of the Bartholomew Estate Conservation Area.

A condition is attached to secure the use of matching materials for the new extension.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposed infill extension and single storey rear addition would not have a detrimental impact on the amenities of the adjacent neighbouring properties in terms of loss of daylight/sunlight or outlook. The proposals would be set back from the boundary with 29 Bartholomew Road and due to their height, they would not result in any significant overshadowing or loss of outlook. No new windows would be formed which would result in any loss of privacy from any habitable rooms or gardens at any neighbouring sites. Furthermore, a condition would be attached to prevent the use of the flat roof of the extension as a

terrace. Thus, the proposal would not result in a loss of privacy through overlooking to neighbouring properties.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of 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 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) 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer