

Application ref: 2021/1823/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Flower Michelin Architects LLP  
Unit 8  
27 Ackmar Road  
London  
SW6 4UR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Cantelowes Road**  
**London**  
**NW1 9XP**

Proposal: Erection of a single storey side and rear extension.

Drawing Nos: 272\_00\_00, 272\_00\_09, 272\_00\_10, 272\_00\_11, 272\_00\_12, 272\_00\_13, 272\_00\_22, 272\_00\_30, 272\_00\_31, 272\_00\_32 (received 15/04/2021), 272\_31\_01 Rev C, 272\_31\_10 Rev C, 272\_31\_11 Rev C, 272\_31\_12 Rev C, 272\_31\_13 Rev C, 272\_31\_22 Rev C, 272\_31\_30 Rev C, 272\_31\_32 Rev C, 272\_31\_33 Rev C (received 23/09/2021), 272\_31\_09 Rev D, 272\_31\_09 Rev D, (received 1/10/2021)

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: 272\_00\_00, 272\_00\_09, 272\_00\_10, 272\_00\_11, 272\_00\_12, 272\_00\_13, 272\_00\_22, 272\_00\_30, 272\_00\_31, 272\_00\_32 (received 15/04/2021), 272\_31\_01 Rev C, 272\_31\_10 Rev C, 272\_31\_11 Rev C, 272\_31\_12 Rev C, 272\_31\_13 Rev C, 272\_31\_22 Rev C, 272\_31\_30 Rev C, 272\_31\_32 Rev C, 272\_31\_33 Rev C (received 23/09/2021), 272\_31\_09 Rev D, 272\_31\_09 Rev D, (received 1/10/2021)

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

- 4 Prior to commencement of the relevant part of the development (installation of roof), full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance and irrigation
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs and walls shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would partially replace an existing three storey rear elevation baywindow. The proposed extension would be full width extension 3m into the rear garden with a flat roof height of 3m. Due to its modest height the proposed extension would provide an adequate set down below the first floor windows. Overall, due to its height, projection and position, the proposed extension would be subordinate to the host building.

The proposed rear extension would not be visible from the public realm. Its flat roof design would incorporate rooflights and a green roof. It would be built with a matching pale stock brick and large aluminium framed glazing panels. The extension would also include a Portland Stone top band that contributes to

softening the extension's visual mass. Officers consider the proposed materials would be high quality and would appear complementary to the character and appearance of the surrounding rear garden area as well as the Camden Square Conservation Area.

The proposed single storey side extension would be visible from the public realm. However it would sit at lower ground level and be set back from the main front elevation by 800mm. It would not project above the existing side access door. Other similar additions exist in the prevailing pattern of development. The proposed would be constructed with timber cladding with a pitch roof that slopes towards the neighbouring garden. The extension in terms of its detailed design, materials, siting and scale is acceptable. On balance, its materials and design would preserve the character and appearance of the Camden Square Conservation Area.

The proposed extension would sit within a south westerly facing rear garden and be flanked by a bay window on the rear elevation of No.10 Canteloves Road. Its depth would project 2m beyond the rear window on the neighbouring property. Officers have carried out a 45 degree assessment on the impacted window plan and elevation. The proposed extension passes on the plan and elevation. Given the proposed extension's modest depth and scale it is not considered that the proposed extension would give rise to adverse amenity impact on No.10.

The proposed rear extension would incorporate a side facing window, set back 1m from the neighbouring boundary wall of No.13 along its eastern elevation. The proposed window would overlook a replacement section of the boundary wall that will be 1.7m tall. Therefore, it is not considered that the proposed windows would give rise to an unacceptable increase in overlooking or loss of privacy impact on neighbouring properties.

No objections were received from neighbouring properties following statutory consultation. 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 (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017, The London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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, 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 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).
- 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.

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



Daniel Pope  
Chief Planning Officer