

Application ref: 2021/0058/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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frank-architecture.com  
31a Poole Road  
London  
E9 7AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**21A College Lane**  
**London**  
**NW5 1BJ**

Proposal:

Erection of a replacement single storey rear extension and installation of two rooflights on rear roof slope.

Drawing Nos: Site location plan; AL-10; AL-11; AL-13; AL-15; AL-16; AL-17; AL-19; AL-20Rev A; AL-21Rev A; AL-22Rev A; AL-23Rev A; AL025Rev A; AL-27Rev A; AL-28Rev A; Design Statement Rev A by frank-architecture dated 19.10.2021.

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 if in CA] 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; AL-10; AL-11; AL-13; AL-15; AL-16; AL-17; AL-19; AL-20Rev A; AL-21Rev A; AL-22Rev A; AL-23Rev A; AL025Rev A; AL-27Rev A; AL-28Rev A; Design Statement Rev A by frank-architecture dated 19.10.2021.

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

- 4 The rear extension shall be cladded in Grey Cedar as shown in section 05 Appearance of the Design Statement Rev A by frank-architecture dated 19.10.2021; or detailed drawings or photos of samples of the cladding material shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior relevant part of work begun, 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
  - 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 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The property currently has a historic single storey rear extension along the full boundary with no. 19. The properties within the terrace row the application site is part of have been extended historically with rear infill structures and these now form part of their character.

The proposal would demolish and rebuild this structure in the same position with a thinner width and wrap along the rear boundary of the site. The proposed extension would have a modern appearance with one element with green roof on a flat roof along the boundary with no. 19 and one at the rear facing the host building with an asymmetric pitched roof. Overall, the proposed extension would appear subordinate in scale and projection to the host building and terrace row. Details of the green roof would be secured by condition.

The proposed extension would be clad in grey cedar which would relate well to its domestic purpose and position within the rear garden. The proposed openings into the rear garden and the overall detailing are considered of good architectural quality, which would preserve the character and appearance of the host building, wider terrace row and conservation area. The materials shown in the Design and Access Statement would be secured by a compliance condition.

The proposed rooflights would have modest size and be conservation style, flush with the roof slope, which is accepted.

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 slight extension of the window on the main rear elevation is considered acceptable, and it represents development which would not require planning permission.

In terms of impact on neighbouring amenity, as the proposal would replace and existing structure along the boundary with no. 19 and no. 22 has a similar structure along the boundary with the application site, no additional significant harm would arise to the amenity of occupiers at no. 19 and 22 in terms of loss of light, outlook or overlooking.

To the rear, the proposal would have a lower height than the existing rear structure at no. 118B Highgate Road which extends along the full width of the application site and therefore no significant harm would arise from the proposals.

It is noted that the proposal would reduce the external amenity space, however the amount retained would appear sufficient for the existing scale of the house and therefore acceptable.

Dartmouth Park Conservation Area Advisory Committee has initially objected to the proposed scheme; however, subject to the revised scheme, the objection has been withdrawn. One letter of support from a neighbouring occupier has been received. The planning history of the site has been taken into account

when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, CC1, CC2 of Camden Local Plan 2017 and policies D3 and GO3 of Kentish Town Neighbourhood Forum 2015. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer