

Application ref: 2021/3924/P  
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Date: 27 January 2022

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Neil Kahawatte  
Unit 310  
4 Fortess Road  
Kentish Town  
NW5 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**126 Agar Grove**  
**London**  
**NW1 9TY**

Proposal:

Ground floor rear extension

Drawing Nos:

Site Location Plan 2108\_E009, 2108\_E001, 2108\_E002, 2108\_E003, 2108\_E004,  
2108\_E005, 2108\_E006, 2108\_E007, 2108\_E008, 2108\_A001\_Rev A,  
2108\_A002\_Rev A, 2108\_A003, 2108\_A004, 2108\_A005, 2108\_A006,  
2108\_A007\_Rev A, 2108\_A008, 2108\_R001 Design and Access Statement

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 -

Site Location Plan 2108\_E009, 2108\_E001, 2108\_E002, 2108\_E003, 2108\_E004, 2108\_E005, 2108\_E006, 2108\_E007, 2108\_E008, 2108\_A001\_Rev A, 2108\_A002\_Rev A, 2108\_A003, 2108\_A004, 2108\_A005, 2108\_A006, 2108\_A007\_Rev A, 2108\_A008, 2108\_R001 Design and Access Statement

Reason:

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

- 4 No part of the flat roof hereby approved shall be used as a roof terrace, and any access out onto this area shall be used for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a single storey rear extension to the ground floor flat. The application site is a semi-detached four storey Victorian property which was subdivided into flats in 1975. The site lies within the Camden Square Conservation Area but is not listed.

The walls and parapet would be finished with bricks to match the existing and a crittall-style door is proposed on the rear elevation. The materials are sympathetic to the host building and surrounding area and are considered acceptable. The prevailing finish of the conservation area is stock brick and stucco, and so the proposed materials would preserve the character and appearance of the conservation area. The proposal would extend 2.9m into the rear garden and measure 3.1m in height and 3.5m wide. The proposal would be subordinate to the host property and is considered acceptable.

No objections from the Conservation Area Advisory Committee were received however they commented on the initial lack of clarity of the door materials and the engineering of the uninterrupted ceiling line. The applicant has since specified the crittall-style doors. The applicant has provided evidence from a structural surveyor confirming that the ceiling line is achievable, however this would also require consent from Building Regulations notwithstanding this information.

An objection was received by neighbouring occupiers raising concerns over potential security risks, interrupted view of garden, engineering and reduced access to the rear garden shed. Such concerns are considered private property matters and are not a material consideration in assessing this application.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A 45 degree assessment on sightlines from the neighbouring property has been undertaken by the applicant and is acceptable in terms of demonstrating no adverse impacts on light or outlook.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. 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](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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer