

Application ref: 2021/2814/P
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Date: 31 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

LVH Architects Ltd
68 Leighton Road
London
NW5 2QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
13 Gaisford Street
London
NW5 2EB

Proposal:

Erection of a single storey rear extension and garden building comprising office/store for lower ground floor flat. Replacement of window at front of lower ground floor flat with timber double glazed sash window and addition of bike store at front.

Drawing Nos: 1021_: 000_001, 100_001, 100_002, 200_001, 200_002, 200_003, 100_011A, 100_012A, 100_021A, 200_011, 200_012, 200_013, Design & 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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

1021_: 000_001, 100_001, 100_002, 200_001, 200_002, 200_003, 100_011A, 100_012A, 100_021A, 200_011, 200_012, 200_013

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 The outbuilding hereby permitted shall only be used only for purposes ancillary to the lower ground floor flat, 13a Gaisford Street.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

13 Gaisford Street is located within the Bartholomew Estate Conservation Area and together with the other houses on the 'odd' side of the street (i.e. nos. 1 - 127) it is noted as being a 'positive contributor' in the Bartholomew Estate Conservation Area Appraisal and Management Strategy 2000.

The proposed lower ground floor extension and garden building at the rear of the site, and replacement window at the front (at lower ground floor level) and bike store would not harm the heritage value of the site or the character or appearance of the Conservation Area.

The rear extension would be 3m in depth and project 1.6m beyond the existing three storey rear outrigger and it would be 3m in height above the adjoining site (15 Gaisford Street). The garden building would be 3m in height and 4m in width. The extension is to be of light brick and the garden building is to be of timber shingles -both materials suited to their respective settings.

Both elements would represent subservient additions to the site which would preserve the form, character and appearance of the original building, the site and the Conservation Area.

The new sash window to the lower ground floor at the front would be in keeping with the style and appearance of the existing fenestration of the house. The bicycle store situated at lower ground floor level would be concealed behind the existing hedge which fronts the site and therefore would not harm the

appearance of the streetscene or 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 proposals would not result in any harm to the amenity of the occupiers of any neighbouring properties.

The proposed rear extension would be sited alongside the three storey rear outrigger at the immediately neighbouring property (15 Gaisford Street). Extending 1.6m beyond the existing three storey outrigger it would not result in any undue loss of light, privacy or outlook at this site. There are no windows at lower ground floor level at no. 15 Gaisford Street immediately adjacent to to be affected.

The single storey garden building would be sited at the rear of the site. It would not affect the light, privacy or outlook of any neighbouring properties in terms of their rooms or gardens. No trees would be removed.

No objections have been received from any neighbouring addresses. The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application. 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer