

Application ref: 2021/5333/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Singh Fudge Architects
Design Workspace
15 Teddington Business Park
Teddington
TW11 9BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
76 Gaisford Street
London
NW5 2EH

Proposal:

Demolition of existing outrigger and erection of a single storey rear extension to lower ground floor, new juliet balcony to rear elevation at upper ground floor and renovation of the front facade including new double glazed, timber sash windows.

Drawing Nos: 050-0001, 050-0005, 050-0010, 050-0011, 050-0020, 050-0021, 050-0030, 050-0050 (Rev B), 050-0100 (Rev B), 050-0101 (Rev B), 050-0200, 050-0201 (Rev B), 050-0300 (Rev A) and 050-0301

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 plans 050-0001, 050-0005, 050-0010, 050-0011, 050-0020, 050-0021, 050-0030, 050-0050 (Rev B), 050-0100 (Rev B), 050-0101 (Rev B), 050-0200, 050-0201 (Rev B), 050-0300 (Rev A) and 050-0301

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to work starting on the single storey rear extension, 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.

- 5 The roof of the rear extension hereby permitted shall not be used as a roof terrace, balcony or similar amenity space in perpetuity.

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

The application is located within Bartholomew Estate Conservation area. The site comprises a four storey terraced period building in use as flats. It is located within the middle of a terrace of similar buildings which have V-shaped valley roofs and single, two storey and three storey outriggers generally across half of their rear elevations. Like the other buildings in the terrace, the site has traditional style windows in both its front and rear elevations.

The application has been the subject of a pre-application process (2021/3623/PRE). Advice given at the pre-application stage revolved around the need for the ground floor element to fall within the building line and the omission of a proposed first floor extension. Advice was also given in respect of the volume and style of glazing.

Following negotiation with the agent work was done to reduce the scale and glazing of the original planning application proposal. The proposal is now for the formation of a single storey rear extension to infill the space alongside the outrigger with the provision of full height glazing (sliding doors) at lower ground floor level across the rear elevation. The extension would have a part green roof, a green roof, roof light and brick slips either side. The proposal also introduces a Juliet balcony at first floor (with traditional French windows thereto) and the replacement of timber sash windows to the front.

The design on the rear extension respects the established building line on this side of Gaisford Street which is a characteristic of the Conservation Area and it results in an extension which is appropriately scaled within the context of the site and area. Pre-commencement conditions will be attached to secure the details of the green roof and materials. The upper ground floor French windows would be in line with the existing windows on the upper floors and in materials and appearance they would be similar to other upper ground floor French windows in the terrace, thereby preserving the character of the Conservation Area. The replacement of timber sash windows is supported.

In terms of amenity because the rear extension would be within the existing building line, there would be no impact upon the outlook or sense of enclosure at any neighbouring properties. Whilst the change on first floor to a French window with Juliet balcony would result in any amended opening it would not result in any direct overlooking of any neighbouring rooms or gardens and there would be no undue loss of privacy for any neighbouring occupiers.

One objection has been received prior to making this decision. The objection related to the depth being out of character and impacting upon amenity. The concerns are considered to have been addressed by the amendments to the proposal, with the extension being reduced in depth, in line with the building line at the attached property, such that the character of the terrace would be preserved and no impacts upon the amenity of any neighbouring occupiers would result. The Bartholomew Estate CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

The development 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 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.

- 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



Daniel Pope
Chief Planning Officer