

Application ref: 2021/2225/P
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Date: 29 July 2021

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

BILD
39, The Glade
London
N21 1QG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Brecon Mews
London
N7 0BN

Proposal: Erection of single storey side extension at second floor level

Drawing Nos: Existing: Location Plan, 4BM-03-2021: PL01, PL02, PL03, PL04

Proposed: 4BM-03-2021: PL05, PL06A, PL07A, PL08A, PL09, PL10

Existing & Proposed 3D images: 4BM-04-2021: 3D01 (1 to 4)

Planning, 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/document:

4BM-03-2021: PL05, PL06A, PL07A, PL08A, PL09, PL10

4BM-04-2021: 3D01 (1 to 4)

Planning, Design & Access Statement

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

- 3 Before the relevant part of the work is begun, detailed drawings/samples of materials (as indicated below) shall be submitted to and approved in writing by the local planning authority:

a) Sections and plans at 1:10 of the roof and balustrade

b) Updated north and side elevations at 1:50 to reflect any changes proposed within a) above

c) Samples of the aluminium roof material and timber columns

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 of the London Borough of Camden Local Plan 2017 and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016) .

Informative(s):

- 1 Reasons for granting permission:

The proposed second floor extension, due to its size, siting and design would preserve the the quality of the townscape and the visual amenity of surrounding occupiers. Situated within the footprint of the two storey side extension, below the roof of the main building and featuring a curved aluminium roof and timber and glazed walls, the proposal would not harm the character or appearance of the building or the area.

The proposed size, siting and design are considered to represent an appropriate design solution following the earlier refusal of the bigger and incongruous second storey side extension which was refused planning permission (2019/2232/P) and dismissed on appeal (APP/X5210/D/19/3236314). The architectural design has been considered by the Council's Urban Design Team and subject to details of the finish of the roof and treatment of the glazed balustrade, it is considered to represent a high quality design solution which would uphold the quality of the townscape.

The proposal would not harm the amenity of any neighbouring occupiers by way of loss of privacy, outlook or light. The proposal would abut the commercial building situated to the rear. However, situated to the north of this

building, it would not result in a significant loss of natural light. The nearest windows at the adjoining commercial site to the rear do not face the application site and the proposal would not result in any significant increase in overshadowing or overlooking.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received.

As such, the proposal is in general accordance with Policies A1 (Managing the impacts of development) and D1 (Design) of the Camden Local Plan 2017, Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016, 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 2019.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer