

Application ref: 2021/5688/P  
Contact: Obote Hope  
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Date: 25 March 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](mailto:planning@camden.gov.uk)

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

Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**62 Gascony Avenue**  
**London**  
**NW6 4NE**

Proposal:

Erection of a single storey infill extension to the rear at ground floor level.

Drawing Nos: B104412 -1100 REVA; B104412 -1200 REVA; B104412 -1201 REVA;  
B104412 -1202 REVA; B104412 -1300 REVA; B104412 -1500 REVB; B104412 -3100  
REVA; B104412 -3200 REVA; B104412 -3201 REVA; B104412 -3202 REVA; B104412  
-3300 REVA; Site location map Photo and quality report dated 13th August 2021 and  
Fire safety report dated November 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 The development hereby permitted shall be carried out in accordance with the following approved plans: B104412 -1100 REVA; B104412 -1200 REVA; B104412 -1201 REVA; B104412 -1202 REVA; B104412 -1300 REVA; B104412 -1500 REVB; B104412 -3100 REVA; B104412 -3200 REVA; B104412 -3201 REVA; B104412 -3202 REVA; B104412 -3300 REVA; Site location map Photo and quality report dated 13th August 2021 and Fire safety report dated November 2021.

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 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The application site is a ground floor flat of a three-storey terraced building. It is not located in a Conservation area nor is it listed. The proposal is for the erection of a single storey infill side/rear extension to the flank elevation. The infill extension would be an inward extension (towards the rear elevation of the host building) of the existing ground floor rear extension.

The overall size and scale of the proposed side infill extension would represent a subordinate addition that would not cause harm to the original character and appearance of the host building. Furthermore, the simple design, scale, siting and materials of the proposed development would not be harmful to the character and appearance of the wider area, particularly given its limited visibility from the public realm.

The proposed extension would provide additional space for an extra bedroom, the kitchen would be relocated and extended to the rear. Whilst it is noted that the proposed bedroom would have reduced light and outlook the design would incorporate a 1.5m lightwell and when combined with the existing rooflight is considered to provide sufficient daylight and ventilation. The property would continue to enjoy a reasonably sized rear garden at the site. As such, the impact on amenity is considered to be acceptable.

By virtue of the nature, scale and location of the works being within the flank elevation of a three storey extension with no side windows the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments or objections were received prior to making this decision. 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 and D1 of the Camden Local Plan. The proposed development also accords with the London Plan 2021 and the NPPF 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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer