

Application ref: 2022/0853/P  
Contact: Obote Hope  
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Date: 9 August 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)

Lipton Plant Architects  
Lipton Plant Architects  
53-55 East Road  
University House  
London  
N1 6AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Kidderpore Avenue  
London  
NW3 7SP**

Proposal:

Erection of single storey rear extensions following the demolition of the existing double garage, replacement of the existing window with new door and installation of metal balustrade for a terrace at upper-ground floor level; installation of new bay window to the front elevation, installation of roof light behind the existing turret; installation of a pedestrian gate and the installation of conservation rooflight on the main roof.

Drawing Nos: DR-A-30000 REVP1; DR-A-30001 REVP1; DR-A-30002; DR-A-30003 REVP1; DR-A-30200 REVP1; DR-A-30201 REVP1; DR-A-30202 REVP1; DR-A-30203 REVP1; DR-A-30300 RVP1; DR-A-30301 REVP1; R-A-31001 REVP2; R-A-31002 REVP1; R-A-31003 REVP2; R-A-31004 REVP2; DR-A-32000 REVP1; DR-A-32001 REVP1; DR-A-32002 REVP1; DR-A-32003 REVP2; DR-A-33000 REVP1; DR-A-33001 REVP2 and Design and Access Statement commissioned by Lipton Plant Architects dated 07/2022.

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; DR-A-30000 REVP1; DR-A-30001 REVP1; DR-A-30002; DR-A-30003 REVP1; DR-A-30200 REVP1; DR-A-30201 REVP1; DR-A-30202 REVP1; DR-A-30203 REVP1; DR-A-30300 RVP1; DR-A-30301 REVP1; R-A-31001 REVP2; R-A-31002 REVP1; R-A-31003 REVP2; R-A-31004 REVP2; DR-A-32000 REVP1; DR-A-32001 REVP1; DR-A-32002 REVP1; DR-A-32003 REVP2; DR-A-33000 REVP1; DR-A-33001 REVP2 and Design and Access Statement commissioned by Lipton Plant Architects dated 07/2022.

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the doors to the store created under the extended terrace to the side elevation;

b) sample panel of the bricks and mortar joints;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the single storey extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB 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 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.
- 3 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer