

Application ref: 2022/1986/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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BD London  
38 Terrace Road  
London  
E9 7ES  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground Floor Flat**  
**123 Brecknock Road**  
**London**  
**N19 5AE**

Proposal: Erection of single storey rear and side extensions with glazed roofs.

Drawing Nos: Site Location Plan PL1\_001, PL1\_002 A, EX\_002, EX\_010, PL1\_010 B.  
Design and Access Statement (BD London, May 2022 RevA).

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: Site Location Plan PL1\_001, PL1\_002 A, EX\_002, EX\_010, PL1\_010 B. Design and Access Statement (BD London, May 2022

RevA).

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 proposed single storey extensions with glazed roofs; to front side alley, rear infill, and; rear extension to the existing outrigger, are considered acceptable in terms of scale, design and materials and would not appear incongruous within the setting of the host residential property or its surrounding neighbours and wider area. The proposed development would add floor space to the ground floor flat for the purpose of improved living accommodation.

To the side alley, a modest extension is proposed approximately 1800mm in depth and 1600mm wide, with a maximum height of 3315mm. A new window shall face the front. Although visible on the front elevation plan, this extension shall be significantly set back from the main front facade of the host property. Furthermore it shall be positioned behind an existing gate to the front boundary partly shielding the development from view. Nevertheless the extension would be subordinate to the host property and is considered acceptable here.

At the rear, an infill extension is proposed which would be approximately 5400mm by 3100mm with a maximum height of 3140mm. Three panes of full height windows shall face the rear garden including two panes which will open up as French doors. The proposed extension would be similar in nature to other alterations in the vicinity of the host property.

In addition a small extension is proposed to the existing rear outrigger, measuring 2100mm by 2100mm with a height of approximately 3000mm. A row of a three pane clerestory window shall be installed to the rear elevation and small single pane to the side. This modest addition would project no further than the existing extension to the neighbour, No.125 and is considered to be acceptable here.

The extensions shall be brick built to match the host property with timber framed windows to be in keeping with the host property and wider area.

Given the position of the host site and proposed works, the single storey extensions would not have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site and neighbouring sites 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 2017 and Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016. 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](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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer