

Application ref: 2022/2652/P  
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Date: 3 November 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Naomi Day Design Studio Ltd  
Unit 6  
115 Bartholomew Road  
London  
NW5 2BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**9 Twisden Road  
London  
NW5 1DL**

Proposal:

Erection of a single storey rear infill extension and replacement window to dwelling house (Class C3).

Drawing Nos: (1066 ASU) 001 rev A, 002 rev A, 003 rev A, 004 rev A, (1066 APL) 001 rev A, 002 rev A, 003 rev A

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 (1066 ASU) 001 rev A, 002 rev A, 003 rev A, 004 rev A, (1066 APL) 001 rev A, 002 rev A, 003 rev A

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed single-storey infill extension would be subordinate in scale and location to the two-storey dwelling. It would respect the original design and proportions of the building and the existing pattern of development.

The simple modern design contrasts satisfactorily with the traditional elements of the host building and terrace. It would be a lightweight contemporary addition, similar in form and materials to the existing neighbouring extension at number 7 Twisden Road.

The proposed extension allows for the retention of a reasonable sized garden and as a single storey rear addition it would have minimal visual impact on the character and appearance of the Dartmouth Park Conservation Area.

At the rear on the ground floor, a non-original window would be replaced with a timber framed, double-glazed sash window, within the same opening. It would be sympathetic in design and materials and match the original window type.

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 (ERR) 2013.

Whilst all development has some impact, given that the proposed extension would be a similar depth and height to the neighbouring extension, mirroring its roof pitch, it would not have a detrimental impact on the amenity of the attached property in terms of outlook, light spill, or loss of privacy.

No objections have been received prior to the determination of this application. The Dartmouth Park CAAC have confirmed they have no objection to the proposals.

The site's and the neighbouring properties' planning history have been taken into consideration in arriving at the decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017, and policies

DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Development Plan 2020. 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 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.

- 4 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope  
Chief Planning Officer