

Application ref: 2022/3538/P  
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Date: 6 December 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mrs Pinkal Patel  
27A Cotleigh Road  
London  
NW6 2NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Cotleigh Road**  
**London**  
**NW6 2NL**

Proposal:

Erection of ground floor rear extension and side infill rear extension.

Drawing Nos: Location and Block Plan; Design and Access Statement; 0052-P-001\_P1; 0052-P-002\_P1; 0052-P-003; 0052-P-004\_P1.

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: Location and Block Plan; Design and Access Statement; 0052-P-001\_P1; 0052-P-002\_P1; 0052-P-003; 0052-P-004\_P1.

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 proposal seeks to erect a single storey flat roofed brick rear extension and an associated pitched roof glazed side infill rear extension.

The proposed rear extension would extend 1.5m past the rear elevation of the existing rear return, and the proposed infill rear extension would fill the area between the existing rear return and the boundary wall with no.29 Cotleigh Road, measuring approximately 6.17m deep, 1.75m wide, and 2.75m high. The roof of the infill would slope towards the side boundary, which would maintain the existing character across the terrace and reduce its overall impact. The sloped roof would be mostly glazed except at the point closest to the rear elevation of the property, which would have an obscure glazed rooflight set into single ply membrane roofing. The rear extension would have a flat roof.

The proposed infill would be similar in design to the glazed side extensions of other properties that form part of the same terrace, and the rear extension would be of similar form and scale to other extensions in the vicinity of the application site. There would still be an adequate amount of garden space retained as amenity space.

The extension would be built with bricks closely matching the existing building, which is acceptable. The replacement window to the rear elevation would be constructed of timber to match the existing window being replaced, and the full height aluminium doors of the rear extension are considered to be appropriate and suitably positioned.

The design, bulk and scale of the overall rear and infill rear extension is considered to be acceptable and would still ensure a subordinate relationship to the host building. The materials would also be sympathetic to the building and would preserve the character of the area.

The rooflight is not considered to be visually prominent and is obscure glazed to preserve amenity in terms of light spill and privacy. The inclusion of the pitched glazed roof to the infill extension would ensure the roof is almost the same height as the adjoining infill side extension to no.29 and would not be seriously harmful to the amenity of no.25 in terms of light spill. The projection of both glazed and brick extensions by 1.5m beyond the existing and neighbouring building lines would not be seriously harmful to the amenity of the

neighbouring properties at nos.25 and 29 in terms of loss of light and outlook.

No 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 London Borough of Camden Local Plan 2017. 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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer