

Application ref: 2022/4235/P  
Contact: Daren Zuk  
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Date: 10 January 2023

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

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HUNTSMAN ELDRIDGE SURVEYORS LTD  
Building 3  
Chiswick Park  
London  
W4 5YA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**11D Arkwright Road  
London  
NW3 6AA**

Proposal:

Erection of a ground floor rear extension and installation of new fenestration at all levels and of replacement roof terrace balustrade on rear facade.

Drawing Nos: 1556 01, 1556 02, 1556 03, 1556 301 Rev B, 1556 302 Rev B, 1556 303 Rev B, Location Plan, Block Plan, Daylight Sunlight and Overshadowing Assessment, Design & Access Statement, Windows and Doors Brochure

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: 1556 01, 1556 02, 1556 03, 1556 301 Rev B, 1556

302 Rev B, 1556 303 Rev B, Location Plan, Block Plan, Daylight Sunlight and Overshadowing Assessment, Design & Access Statement, Windows and Doors Brochure

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies SD1, SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at ground floor level is minor in depth and contained within the adjoining buttress walls and is considered subordinate to the host building in terms of its form and proportions. It has been carefully designed to complement and enhance the postwar design of the host building.

The replacement windows at first and second floor levels will be double-glazed powder coated aluminium units with slim glazing bars that will be no larger than existing. This will ensure that the original visual appearance of the host building is retained.

At first floor level, the existing façade material will be replaced with timber cladding to match existing. At roof level, the existing rear facing window and door to the roof terrace will be replaced with double-glazed powder coated aluminium units to match the rest of the host dwelling. The existing timber balustrade will be replaced with one in matching design and materials.

It is noted that the original application proposed a roof extension into the existing roof terrace to which an objection from a neighbour had been received. This element of the proposal has since been removed which thus addresses the objection.

The proposed new extension windows, replacement windows and doors, façade cladding and balustrade will be of matching materials to the existing ones which is considered appropriate in this context. Overall, the proposal is considered acceptable as it complements the host building and does not harm the character or appearance of the conservation area.

Due to the size and location of the proposed rear extension, there would be negligible harm to the amenity of any adjoining residential occupier. One comment was received on the proposal. This and the planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Policy Planning 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-householder-planning-decision>.

Yours faithfully

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

Daniel Pope  
Chief Planning Officer