

Application ref: 2023/1300/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 7 June 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

LIVARCH Ltd
104 Oaks Lane
Ilford
IG2 7PX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
80 Marchmont Street
London
Camden
WC1N 1AG

Proposal: Erection of single-storey first-floor rear extension.

Drawing Nos: (Prefix LIVARCH/80MS/) 101 Rev B, 102 Rev B, 103 Rev B, 104 Rev B, 105 Rev C, 106 Rev B, 107 Rev B, 108 Rev B, Location Plan, Design and Access Statement, Heritage Statement, Daylight and Sunlight Review.

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:

(Prefix LIVARCH/80MS/) 101 Rev B, 102 Rev B, 103 Rev B, 104 Rev B, 105 Rev C, 106 Rev B, 107 Rev B, 108 Rev B, Location Plan, Design and Access Statement, Heritage Statement, Daylight and Sunlight Review.

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.

- 4 The roofs of the extensions hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes,.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed first-floor single-storey rear extension would be acceptable in siting, scale, and design, being commensurate to the host property. It would read as subordinate to it, while using matching and complementary materials including matching windows, lintels, and brick. Therefore, the extension would not result in undue harm to the character, appearance, or historic interest of the property. By reason of its siting to the rear of the property, it would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene or the wider conservation area. The proposal would not result in harm to the character and appearance of the host property, nor the historic interest of the conservation area, and is on this basis deemed to be acceptable.

It is considered there would not be any significant detrimental impact to neighbouring residential amenity. The proposed first-floor extension would extend beyond the existing rear wall by 2m onto the existing ground-floor rear extension. The depth of 2m is considered minor and shallow enough to not impact the availability of daylight/sunlight or outlook to neighbouring first-floor residential properties at nos.78 and 82 Marchmont Street. Further, there are no side facing windows which would have any outlook into those properties. To the rear, the property at no.23 Tavistock Place which is commercial at the ground-floor and residential at the first-floor, does not have any habitable rooms along the side elevation facing no.80.

Special regard has been attached to the desirability of preserving or enhancing 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.

Two responses objecting to the proposed rear extension were received following statutory consultation, which are outlined in the Consultation Summary. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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) 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer