

Application ref: 2023/1595/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 23 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Orb Property Planning  
Flat 8, 26-28 Belvedere Road  
Crystal Palace  
London  
SE19 2HW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**242 Flat 1st And 2nd Floor  
Camden High Street  
London  
Camden  
NW1 8QS**

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

Drawing Nos: Planning Statement 2nd June 2023, 242CHS/PL001, 242CHS/PL002, 242CHS/PL003, 242CHS/PL004, 242CHS/PL005, 242CHS/PL006, 242CHS/PL007

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 Planning Statement 2nd June 2023, 242CHS/PL001,

242CHS/PL002, 242CHS/PL003, 242CHS/PL004, 242CHS/PL005,  
242CHS/PL006, 242CHS/PL007.

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 application site is a three-storey mid-terraced property located on the north-eastern side of Camden High Street. The building contains a commercial unit at ground floor level and basement levels, with a full-length basement and ground floor level rear extension (2003/2850/P). The property is not listed, nor is it located within a conservation area.

The proposed works would involve the erection of a first-floor rear, single storey extension. The extension would have a flat roof, and project to a depth of 3.5m.

The scale and design of the proposed extension matches that of the adjoining property (240 Camden High Street - 2020/2071/P). The proposed first floor extension is considered to be of an acceptable sitting, scale and design. The addition would have a simple form and would be finished in materials to match the extension at 240 Camden High Street (white render). Given the above, the proposal is not considered to result in harm to the character and appearance of the property or surrounding area and is considered to be acceptable.

Given the size, scale and depth of the proposed development, it is not considered that it would cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The sites planning history was considered in the determination of this application. As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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>.

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



Daniel Pope  
Chief Planning Officer