

Application ref: 2023/1274/P
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Date: 2 August 2023

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

Phone: 020 7974 4444

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

LRA Retinue Limited
24 Windlesham Road
Brighton
BN1 3AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**71 Camden High Street
London
Camden
NW1 7JL**

Proposal:

Change of use of part ground, first and second floor from retail (Class E) into residential (C3), erection of single storey outrigger extension on the first floor, with french doors and terrace at new side and rear windows and alterations to the shopfront on ground floor.

Drawing Nos: 2022-EX-001-003, 2022-PA-010-013 (All Rev C), DAS V2

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 2022-EX-001-003, 2022-PA-010-013 (All Rev C),

DAS V2

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings of the proposed balcony railings

b) Manufacturer's specification details of the railings (to be submitted to the Local Planning Authority)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The proposed windows and doors, shall be timber framed. These shall be retained thereafter.

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.

From retail records and planning history it appears that the site contains a class E use. In this instance there will be a fairly low loss of retail/commercial space to accommodate the entrance doorway on the ground floor. The floors above are confirmed as residential (C3) use. While this would result in a reduction of Class E space within Camden Town Local Centre, the introduction of a staircase would not harm the function, character or success of the area as it still maintains the same supply of shops within the area and provides 74sqm of retail space on the ground floor. The supporting statement demonstrates the loss of retail on these floors is not harmful to the local centre. Therefore the proposal complies with E1, TC2 and TC4 of the 2017 Local Plan

In terms of design, following amendments, the proposal only includes a first floor extension with roof terrace. This reads as subordinate to the building and therefore remains at an acceptable level of scale. The flat roof design and use of brick continues the existing material palette and design of the buildings and therefore is appropriate in this location. The windows will be conditioned to have timber frames. The roof terrace and balustrade at this level are acceptable and mean the overall development does not appear overbearing in nature. A condition will be placed on the application to ensure further details of the balustrades are controlled.

In terms of amenity, with the extension only at first floor level the impact to neighbours windows, particularly rear windows of no.69 has been significantly reduced and the extension passes the 45 degree line on elevation. No.73 does not have any windows to the rear, just a door and therefore the impact is not considered significant. To the rear the apartment block is situated far away and therefore issues of outlook, enclosure or daylight are considered significant.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

No objections have been received prior to making this decision, the Camden Town CAAC have raised not commented on the proposal. 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, E1, TC2, TC4, D1 and D2 of the 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer