

Application ref: 2023/2757/P  
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Date: 23 November 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)

Robinson Escott Planning  
Downe House  
303 High Street  
Orpington  
BR6 0NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 Thanet Street**  
**London**  
**WC1H 9QL**

**Proposal:**

Amalgamation of existing 2x flats into single dwellinghouse. Erection of single-storey lower ground floor rear extension. Installation of PV solar panels on main roof. Associated internal and external works.

Drawing Nos: DR-03-000, DR-03-001, DR-03-002, DR-03-003, DR-03-004, DR-03-005 Rev B, DR-03-006 Rev A, DR-03-007 Rev B, DR-03-008, DR-03-009, DR-04-001, DR-04-002 Rev B, DR-04-003, DR-05-001, DR-05-002 Rev B, DR-05-003, DR-05-004 Rev C, DR-05-005 Rev B, DR-60-001, DR-60-002, DR-60-003, DR-65-001, DR-65-002, DR-65-003, DR-65-004, DR-72-001, DR-72-002, DR-72-003, DR-74-001, DR-74-002, DR-74-003, Heritage Statement

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 shall be carried out in accordance with the following approved plans:

DR-03-000, DR-03-001, DR-03-002, DR-03-003, DR-03-004, DR-03-005 Rev

B, DR-03-006 Rev A, DR-03-007 Rev B, DR-03-008, DR-03-009, DR-04-001, DR-04-002 Rev B, DR-04-003, DR-05-001, DR-05-002 Rev B, DR-05-003, DR-05-004 Rev C, DR-05-005 Rev B, DR-60-001, DR-60-002, DR-60-003, DR-65-001, DR-65-002, DR-65-003, DR-65-004, DR-72-001, DR-72-002, DR-72-003, DR-74-001, DR-74-002, DR-74-003, Heritage Statement, Planning Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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.

- 3 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).

- 4 The use of the extension roof as garden access shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the rear extension hereby permitted shall only be used to access the garden and not be wholly used as a balcony, terrace 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 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).
- 2 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.

- 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