

Application ref: 2021/5856/P
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Date: 6 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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DVM Architects Ltd
4A
Murray Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**289 Gray's Inn Road
London
WC1X 8QH**

Proposal:

Retention of a single storey, ground floor rear extension

Drawing Nos: Design and Access Statement , 1165-01, 1165-02, 1165-03A, 1165-04A, 1165-05A, 1165-13 A, 1165-14 A, 1165-15 A

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 approved should be in accordance with the following approved drawings/documents: Design and Access Statement , 1165-01, 1165-02, 1165-13 A, 1165-14 A, 1165-15 A

Reason:

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

- 2 The external finishes of the single storey rear extension hereby approved shall be of 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.

- 3 The rooflights (2) on the single storey extension hereby permitted shall be non-openable and permanently fixed shut.

Reason: In the interests of the amenity of the occupiers of adjoining residential properties in accordance with policy A1 (Managing the impacts of development) of the LB 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 Reasons for granting permission:

The application is a retrospective application for the retention of a replacement single storey, ground floor rear extension. The extension is of the same siting as a previous single storey rear element and the whole of the rear of the site is entirely enclosed. The roof has been consolidated from 3 separate rooftops to 1 flat roof. The height of the roof is altered minimally from 3m (at the highest point) and 2.5m (at the lowest point) to 2.9m. Given the siting at the rear of the site, and the existence of higher solid walls on each of the sides of the site, the extension is not considered to impact upon the character or appearance of the Conservation Area or the amenity of any neighbouring properties.

The flat roof will be dark grey roofing membrane with 2 rooflights. The rooflights would not overlook any neighbouring occupiers or affect the character or appearance of the Conservation Area. A condition is attached to the effect that the rooflights are non-openable and kept fixed shut. This is to prevent undue outbreaks (noise, odours etc.) in the event that the extension is used for commercial cooking etc.

The proposal 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, 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.

- 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.

- 5 This planning permission relates to the single storey rear extension which is shown on the application documents and drawings only. This permission does not relate to the use or any other development at the site.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer