

Application ref: 2024/0352/P
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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

Middlesex & Herts
7 Elgin Drive
Northwood
HA6 2YR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**244 Camden High Street
London
NW1 8QS**

Proposal:

Single storey rear extension at first floor; two storey rear extension at ground and basement floors.

Drawing Nos: 01; 02; 03; 04A; 05A; 06;

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 01; 02; 03; 04A; 05A; 06;

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.

- 4 The development hereby permitted shall not commence until the following documents, in consultation with London Underground Limited (LUL), have been submitted to and approved in writing by the local planning authority which:
 - a) identify existing London Underground structures which are located in the vicinity of existing building and/or have interface with existing building foundation;
 - b) provide anticipated building load changes on London Underground structures for temporary construction stage and permanent long term stage;
 - c) accommodate ground movement arising from the development construction. The Ground Movement Assessment (GMA) should consider the temporary and permanent changes in loading which may affect the London Underground structures and tunnels;
 - d) provide detailed design and Risk Assessment Method Statement (RAMS) for all demolition, temporary and permanent works;
 - e) mitigate the effects of noise and vibration arising from the adjoining railway operations on the proposed development and vice versa;
 - f) no claims to be made against TfL or London Underground by the Local Authority, purchasers, tenants, occupants or lessees of the development for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

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 proposal involves the erection of a single storey rear extension at first floor over a part of the existing ground floor roof, and the erection of a two storey extension to the rear of the existing building and infill the remainder of the rear yard.

Many of the other properties within the same group of buildings on Camden High Street, have similar rear extensions, with rear yards infilled and buildings occupying the full extent of the plot. In this regard, the proposed rear ground floor and basement extension would therefore not be out of character with the pattern of development in the immediate area.

The proposed first floor rear extension would have a relatively modest depth, and be generally consistent with the depth of the extension at the adjoining northern property at 246 Camden High Street. The first floor rear extension would therefore be commensurate with the form of development in the immediate area, and proportionate to the depth of the ground floor roof.

Both the first floor and basement and ground floor extensions would be constructed with brick to match the materiality of the existing building.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

TfL commented on the application, noting that while TfL have no objection in principle to the above planning application, there are a number of potential constraints on the redevelopment of a site situated close to London Underground tunnels and infrastructure. TfL have recommended a condition, attached to this permission, requiring the consent holder to submit to and have approved in writing by Council prior to works commencing, a number of documents relating to the proposed development and potential impacts on London Underground infrastructure. Subject to adherence to this condition, the proposal would not adversely impact on London Underground infrastructure.

Two other comments were received, requesting that the rear of the first floor extension be used for residential use only. The use of the first floor rear extension is not identified as part of the application, nor is this considered necessary due to the extension not including any windows or means of access to the ground floor roof. Any application for a change of use within the building from commercial to residential or vice versa, would require planning permission. No change to any of the existing uses within the building is proposed as part of this application.

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 T3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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