

Application ref: 2024/0481/P
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Date: 30 May 2024

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Miltiadou Cook Mitzman Architects Llp
3rd Floor
10-12 Emerald Street
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WC1N 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Sharpleshall Street
Camden
NW1 8YL

Proposal:
External alterations to rear garden including partial infilling of lightwell to extend garden with storage underneath, new railings and replacement external staircase

Drawing Nos: 408-DWG-000 Rev P1; 408-DWG-001 Rev P2; 408-DWG-002 Rev P2; 408-DWG-003 Rev P2; 408-DWG-004 Rev P2; 408-DWG-005 Rev P2; 408-DWG-006 Rev P2; 408-DWG-007 Rev P2; 408-DWG-009 Rev P2; 408-DWG-010 Rev P2; 408-DWG-011 Rev P2; 408-DWG-341 Rev P1; 408-DWG-340 Rev P1;

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

408-DWG-000 Rev P1; 408-DWG-001 Rev P2; 408-DWG-002 Rev P2; 408-DWG-003 Rev P2; 408-DWG-004 Rev P2; 408-DWG-005 Rev P2; 408-DWG-006 Rev P2; 408-DWG-007 Rev P2; 408-DWG-009 Rev P2; 408-DWG-010 Rev P2; 408-DWG-011 Rev P2; 408-DWG-341 Rev P1; 408-DWG-340 Rev P1

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.

Informative(s):

- 1 Reasons for granting permission.

7 Sharpleshall Street is an end terrace 3 storey plus basement, grade II listed property within the Primrose Hill Conservation area. The proposal involves the part infill of a rear lightwell to create a larger rear amenity space.

The external works consist of the introduction of a lightwell infill, this would also remove a set of non-historic steps. As neither element is original to the host dwelling this element of the proposal is considered to be acceptable.

There will be no works projecting towards neighbouring residents or new opportunities for overlooking, therefore there would be no impact to neighbouring amenity.

Special regard has been attached to the desirability of preserving or enhancing the conservation area and preserving the listed building, its setting and any features of special architectural or historic interest which it possesses, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Primrose Hill CAAC raised no objections to the proposal. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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).

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-householder-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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer