

Application ref: 2023/4973/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
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**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)

Hugh Strange Architects  
2 Chapel Court  
London  
SE1 1HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**8-9 Murray Street  
London  
Camden  
NW1 9RE**

Proposal:

Erection of single storey rear extension following demolition of existing rear conservatory and associated works

Drawing Nos: 01, 02, 10 Rev B, 11 Rev B, 12, 13, 14, 15, 16, 17, 18, 19, 101 Rev A, 101 Rev B, 102 Rev A, 103 Rev A, 104 Rev A, 105 Rev A, 106 Rev A, 107 Rev A, 108 Rev B, 109 Rev 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 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, 10 Rev B, 11 Rev B, 12, 13, 14, 15, 16, 17, 18, 19, 101 Rev A, 101 Rev B, 102 Rev A, 103 Rev A, 104 Rev A, 105 Rev A, 106 Rev A, 107 Rev A, 108 Rev B, 109 Rev A.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during demolition and construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to and approved in writing by the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and improved in writing by the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and

Informative(s):

1 Reasons for granting permission:

The proposed development is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street as the extension is modest in size and replaces an existing conservatory. The proposed massing of the new rear extension is similar to the existing conservatory and hall extension but has a smaller profile. Due to the extension being visible from the public realm (from Agar Grove and Cobham Mews) officers sought amendments to the extension by setting the extension in by 700mm and dropping the height of the roof by 200mm. The proposed gable ended pitch roof would follow the same pitch of the existing conservatory however it is now set lower (with metal rooflights) than the existing roof line and the roof lantern has been omitted, it would now not be seen from the public realm. The extensions design, size, scale, and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

The associated works involve replacement of the existing roof with zinc finish and replace douglas fir cladding with untreated timber cladding to the existing kitchen extension. Alterations are also proposed to the front elevation whereby the existing glazing is to be replaced with higher thermal performance glazing and the extent of obscured glass shall be altered to include a section of high-level clear glass. These works/alterations would be minor and therefore be considered acceptable.

As the proposed rear extension pitches away from the existing boundary walls on both sides of the dwelling and it has been reduced in size and height, it is not considered the extension would result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or privacy impacts.

There is an existing ash tree to the rear of the site which is in close proximity to the replacement extension. The extension would make a small incursion into the root protection area of the existing tree but is not considered to be harmful to the existing tree. However the tree officer recommends conditions to request details of tree protection measures and any works to be carried out in accordance to the approved plans.

No objections have been received prior to making this decision. One letter of support has been received from a local resident in Camden Square. The planning history of the site has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act 2013.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, A2, A3, DM1, D1, D2 and G1 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and NPPF 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer