

Application ref: 2024/1229/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 9 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Baynes and Mitchell Architects
27 Poland Street
Fourth Floor
London
W1F 8QW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Camden Square
London
NW1 9UY

Proposal:

Alterations to side extension including squaring-off side (south west) elevation (replacing part of pitched glazed roof with flat roof with roof lights and increasing height of side boundary wall), front extension and alterations to rear ground floor elevation. Incorporation of new bin and cycle store.

Drawing Nos: 500 010, B; 500 012 C; 500 013, B; 500 306 A; 500 307 A; 500 210 A; 500 011, B; 500 211 B; 500 212 C; 500 301 A; 500 302 A; 500 303 A; Design and Access Statement prepared by BAYNESANDMITCHELLARCHITECTS, March 2024;

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 500 010, B; 500 012 C; 500 013, B; 500 306 A; 500 307 A; 500 210 A; 500 011, B; 500 211 B; 500 212 C; 500 301 A; 500 302 A; 500 303 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal principally involves extending and altering the existing side extension to the front. A self-contained studio unit would be formed within the extended side extension, facilitating the accommodation of either a nanny or family member for extended durations. New bin and cycle stores are also proposed in the front yard, and the side boundary wall is to be raised in height along the length of the proposed extended side extension.

The extension to the front of the side extension, would maintain a recess from the front elevation of the main building, and therefore the extension would continue to read as a subordinate addition. The existing extension itself is of a modern contemporary design, and the materiality and design of the proposed alterations to the front, side and rear of the extension, would maintain the character of the existing extension. The raised boundary wall would be constructed with brick to match the existing wall.

The cycle and bin stores would be formed within an existing raised planter bed, positioned within the front yard perpendicular to the street frontage. External alterations would be limited to the installation of the store doors within the existing brick render construction, with the planting on top remaining in place. Therefore, there would be little discernible change to the existing situation.

In summary, the works do not harm the character and appearance of the host building, streetscene and 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.

As the studio would be used in association with the main dwelling, it is not necessary to secure the unit as 'car free' by means of a s106 legal agreement.

The self-contained studio would fall short of the Technical housing standard - nationally described space standard, minimum 39m² for a one bedroom one person unit. However, the studio has a functional layout, and occupants of the unit would have access to outdoor living space and would be expected to have access to the main dwelling given its intended use for a nanny or members of the applicant's family. The extensions and alterations would also ensure the unit was provided with adequate light and outlook.

The raised height of the boundary wall would relate to a side passage at the adjoining property, 2 Camden Square. Notwithstanding, the extended wall would not dominate over persons at this property and adequate outlook would be remain from the windows to the adjacent side elevation at this property. Overall, given the nature and scale of the works, the proposal do not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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, D2 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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).
- 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 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.

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-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer