

Application ref: 2022/3705/P
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Development Management
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Arthurs Planning and Development
Acorn Cottage
Rowner Road
Billingshurst
RH14 9HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

Barrie House
29 St Edmund's Terrace
London
NW8 7QH

Description of the proposed development:

Erection of one additional storey to provide 1 residential unit on the roof of the residential block of flats including 2 internal terrace areas and installation of a new plant enclosure to the roof.

Details approved by the local planning authority:

Drawing Nos: 000; 001 (Existing Site plan); 001 (Block Plan); 007; 008; 010; 011; 012; 100.P8.a Rev A; 101.P7; 102.PR.a Rev A; 201.PE.a rev A; 202PE.a Rev A; 203PS.a Rev A; ; Daylight and Sunlight Report for the proposed roof extension at Barrie House prepared by Hollis dated 13/10/2021 (ref 109811-100/IM/SM/jdp).

Conditions:

- 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 developer must notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion. Such notification should include the name of the developer, the address of the location of the development and the completion date.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
000; 001 (Existing Site plan); 001 (Block Plan); 007; 008; 010; 011; 012;
100.P8.a Rev A; 101.P7; 102.PR.a Rev A; 201.PE.a rev A; 202PE.a Rev A;
203PS.a Rev A; ; Daylight and Sunlight Report for the proposed roof extension at Barrie House prepared by Hollis dated 13/10/2021 (ref 109811-100/IM/SM/jdp).

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings of all external windows, doors, rooflights and retractable louvred roofs at a scale of 1:10

b) Manufacturer's specification details of all facing materials including windows, door frames, glazing and brickwork.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The residential unit hereby approved are to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 6 The flat roof of the development hereby approved shall be accessed for maintenance purposes only and shall not be used as an external roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 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.
- 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 in regard to your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.