

Application ref: 2024/3080/P
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Date: 28 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

NovaDec
63 Stoke Newington High Street
London
N16 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
104 Camden High Street
London
NW1 0LU

Proposal:
Increase the height of the existing rear extension at the ground floor level and the installation of four rooflights on the rear extension.

Drawing Nos:
Site Location Plan; AE100; AE101; AE102; AE201; AE301; AE302; AP100; AP101; AP102; AP103; AP104; AP302; AP303.

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:

Site Location Plan; AE100; AE101; AE102; AE201; AE301; AE302; AP100; AP101; AP102; AP103; AP104; AP302; AP303.

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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three-storey plus basement property located on the eastern side of Camden High Street at No. 104, just to the north of the junction with Pratt Street. The basement and ground floor levels comprise a commercial unit with a residential unit on the upper floors. The site is located within the Camden Town Conservation Area and is identified as a positive contributor to the Conservation Area. The property is not a listed building, nor is it located adjacent to any listed or locally listed buildings.

The proposal seeks to increase the height of the existing ground floor rear extension from 2.8m to 4.4m and install four rooflights to the roof of the rear extension. The proposed height would be consistent with the height of the adjacent extension at No.106 and its scale would appear appropriate in the context of the adjoining terrace. The extension would remain subservient to the host property and would not overwhelm the rear façade. Whilst the extension would result in a reduction in size of the rear elevation windows at first floor level, given that these windows serve non-habitable spaces (a bathroom and stairwell), this reduction in the size of the windows is not objectionable. The extension would have very limited visibility from the public realm. No objection is raised to the insertion of roof lights to the flat roof of the extension. As such, the proposal would not impact on the character and appearance of the Camden Town Conservation Area, host property, or wider street scene.

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).

The extension would be consistent with the height of the adjacent extension to the north at No.106 and as such would not adversely affect the amenity of this neighbouring property. To the south, the proposed extension would sit adjacent to plant installed to the roof of the ground floor extension at No. 102, which currently sits above the height of the existing extension. The proposed height increase would not adversely affect the amenity of this neighbouring property. To the rear, the proposed extension would sit below the cill height of the side

elevation windows of the building at No. 5 Pratt Street. As such, the increased height of the extension would not result in any significant loss of outlook or light for neighbouring properties, or have any other adverse impact on amenity.

No objections have been received following statutory consultation. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The development would also accord 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 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 sets out a list of application types that are exempt or temporarily exempt from needing to create a biodiversity net gain.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater

than zero and less than 5 metres in length of linear habitat.

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

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

Daniel Pope
Chief Planning Officer