

Mr. Martin Dale  
MdDesign Associates  
15 Swains Close  
Tadley  
Hampshire  
RG26 4NF

Application Ref: **2014/7775/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

27 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**61 Neal Street**  
**London**  
**WC2H 9PJ**

Proposal:  
Erection of single-storey extension at rear ground floor level as enlarged retail floorspace including relocation of 2x air condition units at rear first floor level.

Drawing Nos: Location plan; 20014/201295/01; 20014/201295/02; 20014/201295/03;  
Design Access Statement Nov 2014; Heritage Statement; Acoustic Noise Report , Clover  
acoustic; BS4142, Noise Assessment, Report No:3427-R1.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 20014/201295/01; 20014/201295/02; 20014/201295/03; Design Access Statement Nov 2014; Heritage Statement; Acoustic Noise Report , Clover acoustic; BS4142, Noise Assessment, Report No:3427-R1. ]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the information shown on the submitted drawings the flat roof surface of the extension hereby approved shall not be used as a roof terrace and shall be for maintenance purposes only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed rear extension would increase the retail floorspace in keeping with its neighbours. Although the rear extension would occupy the entire rear yard area, which normally would not be acceptable on grounds of overdevelopment, given the tight urban grain and as the property neighbours similar properties it is considered the proposal would not cause harm to the setting of the listed building or the conservation area. There are a number of single- storey infill-rear extensions at neighbouring buildings and this would not be any higher, or project beyond any of the existing extensions as the rear yard is enclosed by the shared boundaries of the neighbouring buildings. Whilst the development would have some impact in terms the removal of a small area of the rear wall, as it would not be visible from the public realm and as the building does not form part of a uniformed unimpaired terrace this is not considered to be harmful to the host building or the Covent Garden Conservation Area.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers who are located at 1st -3rd floor levels [commercial use at ground & 1st floor]; and in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. A condition is added to restrict the flat roof to be used as a roof terrace. The application is accompanied by an acoustic noise report which demonstrates that the relocated AC units would comply with Camden's Noise Standards and would not have any adverse impact on neighbour amenity.

1 comment has been received and suggests a condition to restrict the use of the flat roof as a terrace, which will be imposed to safeguard neighbour amenity. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

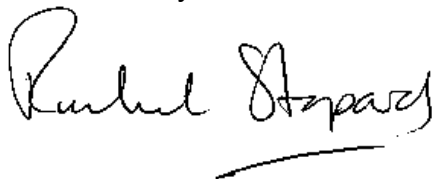
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard  
Director of Supporting Communities