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Application Ref: **2016/5149/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

29 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**269 Camden High Street**  
**LONDON**  
**NW1 7BX**

Proposal:  
Erection of a single storey rear extension at first floor level with roof lantern and rooflights, all associated with the use as retail unit (Class A1).  
Drawing Nos: 690/HS/04, 690/HS/05, 690/HS/06, 690/HS/02, 690/HS/08, 690/HS/09 and Site location plan.

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 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 690/HS/04, 690/HS/05, 690/HS/06, 690/HS/02, 690/HS/08, 690/HS/09 and Site location plan.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed first floor extension was approved consent under planning consent 2010/3879/P the extension would be designed to be full width which occupies the entire rear area of the property. The extension would feature a sloping roof, which angle's away from the adjoining property at no. 267, and a projecting pitched rooflight. The extension would be constructed with brickwork to match existing and would provide additional floorspace to the retail unit.

The adjoining property at no. 267 has also been extended with a similar extension at the same floor level. The proposed extension would offer limited visibility from the public domain and would be screened by the addition at 267. As such, the extension proposed would not affect the general appearance of the area. The property is not located within a conservation area and the extension is located a full storey below the height of the host building and would be constructed using matching materials. As such, the single storey addition is considered acceptable in appearance and would broadly meet the design principles contained within development policy DP24 of the LDF.

The existing air condenser units would be removed, the 2 x rooflights and a roof lantern is proposed to the rear roof at second floor level. No objection is raised in regards to its design and appearance.

The proposal would not cause harm to the visual and residential amenities of neighbouring and nearby properties by way of visual privacy and overlooking, overshadowing and outlook, or loss of sunlight/daylight to warrant a refusal in this instance. The impact was assessed under planning permission 2010/3879/P and the proposed extension would feature a sloping roof, angling away from the boundary of no. 267, which would reduce its impact in terms of loss of light and increase sense of enclosure to the adjoining neighbour's extension, which also benefits from a window on the opposite side, which would ensure that the

extension maintains a satisfactory outlook.

No objections have been raised in relation to the proposed works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

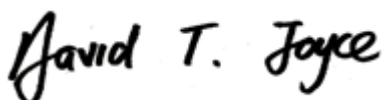
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Executive Director Supporting Communities