

Mr Craig Rosenblatt  
ROAR  
12B Chichele Mansions  
Chichele Road  
London  
NW2 3DG

Application Ref: **2017/5802/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

8 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**114-118 Parkway**  
**LONDON**  
**NW1 7AN**

Proposal:  
Erection of second floor rear extension with terrace for existing office use.  
Drawing Nos: X001, X002, X003, X004, X050, X051, X052, X053, X100, X101.  
P001, P002, P003, P004, P050, P051, P052, P053, P100, P101.

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:

X001, X002, X003, X004, X050, X051, X052, X053, X100, X101.  
P001, P002, P003, P004, P050, P051, P052, P053, P100, P101.

Reason:

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

- 3 Notwithstanding the drawings hereby approved, details of the privacy screen shall be submitted to and approved in writing by the local planning authority, prior to commencement of works, including the height, length and material,. The privacy screen shall be erected in accordance with the approved details prior to use of the extension and retained thereafter.

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.

- 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is located in the Camden Town Conservation Area but is not noted as making a positive contribution to the Conservation Area. Permission is sought for the erection of a second floor rear extension with terrace for the existing office use. Camden Planning Guidance 1 (Design) specifies that in most cases, extensions should not be higher than one full storey below roof eaves/parapet level. The existing building has a varied eaves height across the rear elevation due to the introduction of a roof extension. Therefore the second floor rear extension is partially non-compliant with this guidance however in these circumstances the extension is considered to be an appropriate scale, which results in the extension appearing subordinate to the application building.

The proposed scheme is situated within a very unique site context, being to the rear of traditional buildings however the view of the proposal present from Regents Park Road is framed by two contemporary buildings either side. It is considered

that the design of the extension is a harmonious compromise that aids in connecting the traditional character with the contemporary adjacent buildings and therefore in these circumstances would relate successfully to its context. The proposed materials include aluminium rain screen cladding, double glazed windows and doors with aluminium frames, and a galvanised steel balustrade with PPC finish. The details of the materials have been conditioned to ensure quality of these materials proposed are of a high quality.

The proposals are not considered to detract from the appearance of the host building nor the character of the Camden Town Conservation Area. The proposals have been revised in order to reflect comments from the Council's planning officer in terms of being setback from the adjoining buildings.

The existing terrace allows views to adjoining properties. However the proposed extension incorporates the installation of privacy screens which will address any adverse impacts to adjoining properties. The details of these privacy screens have also been conditioned. Therefore the proposal would not give rise to any adverse amenity impacts for neighbouring occupiers in terms of loss of light or privacy.

An objection was originally received from the Camden Town CAAC on the basis that the dimensions on the drawings were 'subject to verification' and a lack of contextual illustrations of the effect of the proposals. In response to this objection the applicant supplied additional information including a revised note addressing the accuracy of the drawings and an existing and proposed view from the junction of Oval Road and Gloucester Avenue. On review of this further information the Camden Town CAAC decided to withdraw their objection to the proposed scheme.

Special regard has been attached to the desirability of preserving or enhancing 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.

The proposal would therefore be in accordance with policies A1, D1 and D2 of London Borough of Camden Local Plan 2017, the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

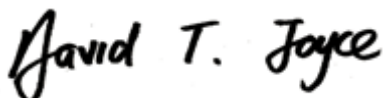
- 5 Condition no.3 of this planning permission granted requires the details of the privacy screens to be submitted and approved as the current height and detailed design may be need to be reconsidered.

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  
Director of Regeneration and Planning

