

Application ref: 2018/0043/P  
Contact: Thomas Sild  
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Date: 29 March 2018

**Development Management**  
Regeneration and Planning  
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MG Design  
45 Cheriton Road  
Winchester  
SO225AX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**150 Camden Street**  
**LONDON**  
**NW1 9PA**

Proposal:

Erection of a single storey rear extension at lower ground floor level; Replacement front door to create main access to dwelling and the erection of external staircase to lower ground level within the front lightwell

Drawing Nos: Site location Plan, BP-01 Rev A, S-02 Rev A, S-03 Rev A, S-04 Rev A, S-05 Rev A, P-01 Rev C, P-02 Rev C, P-03 Rev B, P-04 Rev B, P-05 Rev B, P-06 Rev B

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, BP-01 Rev A, S-02 Rev A, S-03 Rev A, S-04 Rev A, S-05 Rev A, P-01 Rev C, P-02 Rev C, P-03 Rev B, P-04 Rev B, P-05 Rev B, P-06 Rev B

Reason:

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

- 3 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 the proposed brick 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 proposed lower ground floor rear extension is of a smaller scale to that previously granted permission in 2013 (2013/4374/P). The extension is single storey and full width of the site, replacing an existing small part-width rear addition. The proposed depth of 2.5m remains subordinate to the host building's footprint. Its maximum height of 2.6m will sit entirely within the side flanks of the rear garden walls and underneath the existing external rear staircase. The development does not result in any additional excavation or alteration of ground level, and is considered to retain a usable garden space for the dwelling.

Whilst the extension is contemporary in style and in contrast to the host building, its scale and siting within this specific context at a low level is not considered to result in harm to the character of the surrounding conservation area.

Given the siting entirely within the side flank walls of the garden, the proposals are not considered to result in harm to neighbouring amenity in terms of loss of outlook, daylight or privacy.

Proposals include the re-siting of the main front access door to underneath the main building door and the addition of a metal staircase within the front lightwell. The security bars currently across the lightwell will be removed. The front lightwell is currently cluttered and does not enhance the character of the building or its surroundings. The proposed changes are considered to present a better ordered front space and enhancement on the existing situation.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

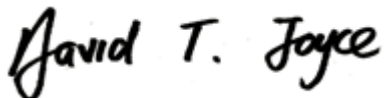
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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