

Application ref: 2018/0180/P  
Contact: Stuart Clapham  
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Date: 2 March 2018

**Development Management**  
Regeneration and Planning  
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Mrs Alison Whalley  
5 Cook Road  
Aldbourne  
Marlborough  
SN8 2EG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**106 Camden High Street  
LONDON  
NW1 0LU**

Proposal: Two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation.

Drawing Nos: Existing: 0988/01-0988/08, Proposed: 0988/10B, 0988/11B, 0988/12B, 0988/13B, 0988/14B, 0988/15A1, 0988/16B, 0988/17, 0988/18, Site Location Plan: 0988/18, Planning Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Existing: 0988/01-0988/08, Proposed: 0988/10B, 0988/11B, 0988/12B, 0988/13B, 0988/14B, 0988/15A1, 0988/16B, 0988/17, 0988/18, Site Location Plan: 0988/18, Planning Statement.

Reason:

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

- 4 Prior to first occupation of the development, the front windows at first, second and third floors shall be refurbished or replaced with timber framed sashes, as shown on the approved drawings.

Reason: To ensure acceptable quality of amenity for occupants and to ensure the development preserves the character and appearance of the conservation area, in accordance with policies A1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application includes a two-storey rear extension at first and second storey levels. This would contain a bedroom for each of flats A and B and increase the internal area from 34 sq. m. to 44.5sq. m., enabling both dwellings to meet the national space standards.

The proposed rear extension would be located within a rear streetscape with little consistency of style and would only be subject to enclosed private views within the perimeter block. The rear extension would have a width of 3.8m (of a rear elevation of 5.4m), and a depth of 3.4m. The extension would leave a gap of 0.5m from the eaves of the building, on top of which is a mansard roof. While the height of the building would not fully comply with Camden Planning Guidance 1 (4.13) which strongly discourages rear extensions higher than one storey below the eaves, in this case the fact that the rear extension would be located in a roof recess on the first floor and below a mansard roof would ensure that the extension appears secondary and subservient to the host building. The design of the extension, and use of matching brick and timber sash windows, is considered sympathetic to the context.

The windows on the front of the building are also in poor condition and the top floor windows have been replaced with unsympathetic non-timber materials in the past. The application seeks permission for replacement of the life-expired windows to the front and rear elevations of the host building with timber sash windows throughout at first, second and third storey levels. This is welcomed and would enhance the contribution of this building to the street scene and the Conservation Area. Furthermore the replacement or refurbishment of the windows to the front would ensure that the living conditions within the refurbished flats would be significantly improved. For these reasons it is considered necessary and reasonable to require the front window works to be carried out.

Together, the massing, design and replacement of windows are considered

appropriate and would preserve the character of the Conservation Area.

The rear extension will have an impact on the light afforded to two windows at 108-110 Camden High Street, to the north of the site. Additionally, it will create an overlook between a habitable room (bedroom) and the windows opposite at 9 Pratt Street at a distance of approximately 12m. Considering that both of these impacts relate to offices rather than residential accommodation, this is considered acceptable. No additional amenity impact is anticipated as a result of the proposed development.

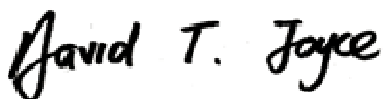
No objections have been received. The site's planning history was also taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies A1, D1, D2 and H6 of the London Borough of Camden Local Plan 2017. The development also accords with the Camden Town Conservation Area Appraisal and Management Plan as well as the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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.
- 3 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).

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