

Application ref: 2018/1179/P
Contact: Kristina Smith
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Date: 11 September 2018

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J P Gainsford Associates
J P Gainsford Associates
1 Tower Lane
TAUNTON
TA1 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**58 Camden High Street
London
NW1 0LT**

Proposal: Enclosure of rear courtyard area to provide cycle/bin store for existing residential unit (C3); alterations to shopfront

Drawing Nos: 17.3410 / 01 (Rev B); 17.3410 / 02; 17.3410 / 03 (Rev C); 17.3410 / 04 (Rev E); Design & Access statement (prepared by J P Gainsford Associates)

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17.3410 / 01 (Rev B); 17.3410 / 02; 17.3410 / 03 (Rev C); 17.3410 / 04 (Rev E); Design & Access statement (prepared by J P Gainsford Associates)

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

Informative(s):

- 1 Reasons for granting permission.

The revised scheme comprises a rear extension at ground floor level that would enclose the rear courtyard with a flat roof comprising 2 rooflights. This is acceptable given that many properties in the wider terrace have enclosed their courtyards and as such there is no longer a sense of openness at this level. The existing courtyard is small and as such, the extension would be a subordinate addition to the host building. An existing sliding sash window would be partially blocked up to create a fan light, which is considered to be an acceptable alteration given its limited prominence to the rear of the site.

The shopfront would be replaced in a very similar style to the existing, retaining the existing proportions. It would be largely glazed with grey aluminium framing. Whilst a deeper stallriser would be preferable, given that the adjoining shopfronts either side and many in the wider area have lost their more traditional style of shopfront, the proposed design is considered acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of the nature and location of the proposals, they are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The rear extension would be constructed up against existing boundary walls and not lead to any additional bulk.

One comment has been received from the Camden Town CAAC relating to the height and bulk of the rear extension, which has been subsequently addressed via revisions. The planning history of the site has been taken into account when coming to this decision.

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

- 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.

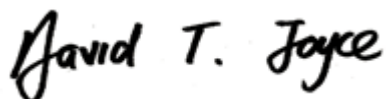
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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