

Application ref: 2018/3934/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 31 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

spirit : architecture & design ltd
121 Mercers Road
London
N19 4PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
154-156 Camden High Street
London
NW1 0NE

Proposal:
Formation of rear terrace and alterations to existing rear window to form access door to first floor flat
Drawing Nos: 17-148: P01; P02; P03; P04; P05; P06; P07; P08; P12; P13; P14; P15; P17; P18A; P20A; P21A.
Flood risk assessment by Environment Agency (Ref: 154-156 CHS); Planning Statement by spirit: architecture & design ltd dated 13th August 2018.

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 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:

17-148: P01; P02; P03; P04; P05; P06; P07; P08; P12; P13; P14; P15; P17; P18A; P20A; P21A.

Flood risk assessment by Environment Agency (Ref: 154-156 CHS); Planning Statement by spirit: architecture & design ltd dated 13th August 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the formation of a rear terrace at first floor level in associated with a self-contained residential unit. The overall building is a mixed use of commercial and residential while the surrounding buildings are mix of office, retail and residential. The overall vicinity is heavily built up.

The proposed rear terrace would cover the existing flat roof space at the first floor level that amounts to a floorspace of 15.6sqm. The proposed terrace would be constructed of timber decking, and steel railings at the rear. There is already an existing 1.5m translucent privacy screen upon a 1.2m brick wall on the northern perimeter of the terrace (shared with No. 18 Camden High Street). In association with the formation of the first floor rear terrace, 1x existing timber framed window would be altered into a door opening with a proposed aluminium framed rear door.

The proposed alterations materials are considered as appropriate and due to its location at the rear of the building, it would not have an impact upon the front of the building. Furthermore, due to the built up area of the block on which the building forms part, the proposal would not be visible from any public views.

The proposal is not considered to adversely impact upon the amenity of adjoining neighbouring occupiers. In respect to overlooking, the proposal would not exacerbate existing levels of overlooking due to the set back of the proposed railings. Also by reason of its position at the end of the rear projection, the terrace would not cause direct inward overlooking into the rear windows of the first floor level of No. 152 Camden High Street.

Due to the various terminating heights of the surrounding rear projections, the proposed terrace would be subject to some overlooking, although this is no different from the existing situation and is common of densely built up areas.

The proposal also consists of internal development involving the amalgamation of 2x bedroom into 1x bedroom. This is not development.

No objections have been received prior to making this decision. The application site's planning history and relevant appeal decisions have been taken into account prior to coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 paragraph 38 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 T. Joyce

David Joyce
Director of Regeneration and Planning