

Application ref: 2018/3949/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 27 December 2018

Development Management
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Mr Samiul Kamal-Uddin
27 Pymmes Green Road
London
N11 1DE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
202 North Gower Street
London
NW1 2LY

Proposal: Erection of a rear extension at ground floor level in connection with enlargement of existing offices.

Drawing Nos: IM/P/SK01, SK02, SK03, SK04, SK05, SK06, SK07, SK08, SK09, SK10
(location plan).

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 policies 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 :

IM/P/SK01, SK02, SK03, SK04, SK05, SK06, SK07, SK08, SK09, SK10
(location plan).

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

Informatives:

- 1 Reasons for granting permission.

Planning permission and listed building consent were granted in March 2010 for identical proposals which followed an earlier refusal and subsequent revisions. The submission advises that the charity, UK Islamic Mission, has now arranged funds to build the extension, however the 2010 planning permission has lapsed.

In the meantime the policy context has been revised with the adoption of the Camden Local Plan 2017 and the NPPF 2018 which both place great emphasis on preserving heritage assets. The building has been altered internally and externally in the past, as was acknowledged in the 2010 assessment, including by way of unsympathetic rear casements windows (and in some cases the brick arches replaced with concrete lintels) and a full width lower ground extension. However the special interest of the building is maintained due to the arrangement of openings and weathered stock brick appearance which matches its neighbours.

The previous assessment concluded that the proposed lightweight appearance of the extension roof together with the retention of the rear wall would allow the extended ground floor-level office area to be read as being external to the original building. The side portion of the extension was given a more solid appearance with a brick flank wall and flat roof and the design ensures that the development would not interfere with the retained windows on the rear elevation. It was considered that the proposals reflected the more traditional solid to void relationship of closet wings found on this terrace and this type of building generally.

The proposals were considered to have an acceptable impact on the amenity of neighbours and would not result in a detrimental loss of amenity in terms of daylight, sunlight or outlook to the occupiers of number 200.

No responses were received to the consultation. The site history has established a planning precedent for the proposals. There have been no significant material changes to the statutory or other material considerations relating to these proposals since the permissions of 2010 which would materially alter the outcome of the assessment. The proposals would preserve listed building, its setting and its features of special architectural or historic interest, in accordance with s66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the above assessment, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan (2017) and the National Planning Policy Framework (2018).

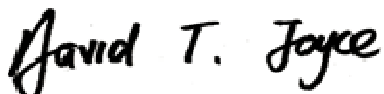
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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