

Application ref: 2018/6384/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 13 March 2019

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

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Reigate Architects Ltd
24 Holmesdale Road
Reigate
RH2 0BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Globe Motors
12A Mornington Crescent
London
NW1 7RH

Proposal:

Single storey rear extension (ancillary office and WC) to replace existing.

Drawing Nos: 1651-01 Rev P01; 1651-02 Rev P01; 1651-03 Rev P01; 1651-04 Rev P01; 1651-05 Rev P01; 1651-06 Rev P01; 1651-07 Rev P01; 1651-08 Rev P01; 1651-09 Rev P01

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: 1651-01 Rev P01; 1651-02 Rev P01; 1651-03 Rev P01; 1651-04 Rev P01; 1651-05 Rev P01; 1651-06 Rev P01; 1651-07 Rev P01; 1651-08 Rev P01; 1651-09 Rev P01.

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

- 3 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.

- 4 The new windows to serve the office / WC shall be obscurely glazed and non-openable below a height of 1.7m. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The application site is Globe Motors, a car repair garage to the rear of the properties on Mornington Crescent, which fronts onto Clarkson Row. The building is single storey with 3x large openings onto the street to allow vehicles to enter and leave the building. At the rear (south) of the building, out of public view, is a single storey element of lower height which provides office accommodation and a WC relating to the garage. This application seeks to rebuild the single storey element on the same footprint, but to the same height as the rest of the main garage building (an increase in height of approximately 1.1 metres). Externally, the re-built extension would have the same appearance and fenestration pattern as existing.

It is not considered that the proposal would have a harmful impact on the character and appearance of the wider area, including the Camden Town Conservation Area, as it is hidden from public view and the proposed changes are minor in scale.

It is not considered that the proposal would cause undue harm to the residential amenities of nearby and neighbouring properties. Although the application building sits on the shared boundary with Nos. 10 and 11 Mornington Crescent (the properties to the east of the application site) the single storey extension is located towards the end of the rear gardens relating to these properties and, taking into consideration the length of the gardens and the character of the surrounding area, it is not considered that the proposals would cause undue harm by way of loss of light or sunlight or overbearing

impact and neither is overlooking likely to pose a problem because the new windows would be fitted with obscure-glazing, which a suitable planning condition can ensure.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 provisions of the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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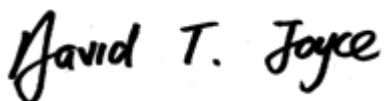
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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