

Application ref: 2019/2796/P  
Contact: Alyce Jeffery  
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Date: 7 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WAY Architecture Yell  
28 Poland Street  
London  
W1F 8QP  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lock House**  
**Flat 147**  
**35 Oval Road**  
**London**  
**NW1 7BJ**

Proposal: Erection of fourth floor extension.

Drawing Nos: Design and Access Statement; P01; P02; P03; P04; P05; P08; P09;  
P10; P11; P12; P13; P20; P21; P24; P26; P27.

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; Design and Access Statement; P01; P02; P03; P04; P05; P08; P09; P10; P11; P12; P13; P20; P21; P24; P26; P27.

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

Informative(s):

- 1 Reasons for granting permission;

The application site is located within Lock House, a contemporary commercial and residential building located on the south western corner of Oval Road and Regent's Canal. The site lies within the Regent's Canal Conservation Area, but does not contain a statutory listed building. This application relates to Flat 147, which is located on the fourth floor of the building and benefits from a large roof terrace.

The proposed rear extension would sit within the footprint of the existing roof terrace, however would be set back from each side boundary and rear elevation, providing room for occupants to access the full width of the roof terrace. The extension would respond to the existing proportions and box-like character of the building, particularly the design and form of the upper floors. The applicant proposes double glazed metal sliding doors and dark grey cladding with horizontal patterns to match the existing rear elevation, resulting in a sympathetic form of development. Owing to appropriate setbacks from the side and rear elevations and proposed materials, the extension would hardly be visible from Oval Road and Regent's Canal walkway, and as such would not result in harm to the character and appearance of the Regent's Canal Conservation Area.

Given there are existing privacy screens between roof terraces and that the proposal allows a generous setback between the extension and the east and western boundaries, officers consider there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (Managing the impact of development) D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and the London Plan 2016 and the NPPF 2019.

- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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.
- 4 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).
- 5 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer