

Application ref: 2019/1410/P
Contact: Alyce Keen
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Date: 7 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Garcia Consulting Engineers Ltd
64 Latona Road
London
SE15 6RY
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**250 Camden High Street
London
NW1 8QS**

Proposal:

Erection of an access hatch on the roof of the commercial unit.

Drawing Nos: APL-104 Rev1; APL-105 Rev1; APL-106 Rev2; APL-107 Rev1; APL-108 Rev2; APL-109 Rev2; APL-110 Rev1; APL-111 Rev2.

Bilco Fixed Staircase (Service Stair) specification.

Design & Access Statement Rev 2 prepared by Garcia Consulting dated 02.07.2019.

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:
APL-104 Rev1; APL-105 Rev1; APL-106 Rev2; APL-107 Rev1; APL-108Rev2;
APL-109 Rev2; APL-110 Rev1; APL-111 Rev2.
Bilco Fixed Staircase (Service Stair) specification.
Design & Access Statement Rev 2 prepared by Garcia Consulting dated 02.07.2019.

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

- 4 The roof of the commercial unit shall not be used as a roof terrace.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The proposed roof access hatch is considered appropriate in terms of design and materials to the character and scale of the building. Following officer advice the access was revised to simply be an access hatch rather than a complete head height access extension. The access hatch is considered acceptable and will preserve and enhance the appearance of the host building and the character of Regent's Canal Conservation Area.

Given the minor nature of proposed works they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill. However, a condition has been included to restrict the roof of the commercial unit being used a roof terrace to protect the amenities of adjoining premises and local area.

An objection was made by the Regent's Canal CAAC on the original proposal, however they have since withdrawn their objection based on the revised proposal. The site's planning history has been 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 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, D1 and D2 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 2019.

- 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 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 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



Daniel Pope
Chief Planning Officer