

Application ref: 2019/1741/P
Contact: Laura Hazelton
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Date: 28 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15A-37
Camden High Street
London
NW1 7JE**

Proposal: Erection of new ground floor extension within courtyard; alterations and repair of existing fenestration; repairs to existing roofs; installation of new entrance gates to Camden High Street entrance.

Drawing Nos: Existing drawings: 0000, 0010, 0020, 0021, 0022, 0023, 0030, 0031, 0040. Proposed drawings: 0100 rev A, 0200 rev A, 0201 rev A, 0202 rev A, 0203 rev A, 0300 rev A, 0301 rev A, 0400 rev A, 1010 rev A. Design and Access statement dated March 2019 and Addendum dated August 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 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: 0100 rev A, 0200 rev A, 0201 rev A, 0202 rev A, 0203 rev A, 0300 rev A, 0301 rev A, 0400 rev A, 1010 rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed courtyard extension would be subordinate in size, partially infilling the existing courtyard space. It would be largely glazed with elements of black waterproofing membrane cladding. After the submission of additional information on the proposed cladding, it is considered an acceptable material which would be sympathetic to the building's industrial character.

Alterations to the Symes Mews elevation include the introduction of an additional ground floor door to provide access to a new internal bin store, the repair and re-painting of the existing windows, brickwork cleaning, and the introduction of new louvres to the top window pane of the ground floor windows. Previous proposals to replace the existing windows and install a number of additional doors were removed from the proposals to ensure the existing industrial character and architecture to this elevation was retained. Following revision, the proposed alterations would be relatively minor and would preserve the character of this elevation.

The proposals also include the general repair, refurbishment and replacement of roof coverings/glazing, external paving and internal and external finishes. The works would be finished in complementary materials and would be in keeping with the existing industrial character of the building.

The existing security gate onto Camden High Street has been designed to allow views through to the internal courtyard area and to be less defensive than the existing unsightly gate. The existing gate is solid timber painted black and the proposed replacement is considered an improvement which would enhance the appearance of the conservation area in this location.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of loss of daylight, outlook or privacy.

One objection was received from the Camden Town CAAC which was subsequently withdrawn following the submitted revisions. One comment has been received from a neighbouring resident relating to construction works associated with a previously approved application.

The planning history of the site has been 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, D1, and D2 of the Camden Local Plan. 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.

- 5 You are advised that this permission does not include consent for new or replacement plant or machinery, which would require the submission of a separate planning application.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer