

Application ref: 2019/4235/P  
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Date: 18 December 2019

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Windmill Street**  
**London**  
**W1T 2HX**

Proposal: Rear extension at first, second and third floors, new shop front, new windows to front and rear elevations with associated works

Drawing Nos: 2WS 000 Rev A, 2WS 001 Rev A, 2WS 900 Rev A, 2WS 901 Rev A, 2WS 902 Rev A, 2WS 903 Rev A, 2WS 905 Rev B, 2WS 100 Rev E, 2WS 101 Rev E, 2WS 102 Rev E, 2WS 200 Rev D, 2WS 300 Rev C, DAS 2 Rev C, Planning and Heritage Statement 2WS, Daylight and Sunlight Statement, ROL00335 Rights to light survey.

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: 2WS 000 Rev A, 2WS 001 Rev A, 2WS 900 Rev A, 2WS 901 Rev A, 2WS 902 Rev A, 2WS 903 Rev A, 2WS 905 Rev B, 2WS 100 Rev E, 2WS 101 Rev E, 2WS 102 Rev E, 2WS 200 Rev D, 2WS 300 Rev C, DAS 2 Rev C, Planning and Heritage Statement 2WS, Daylight and Sunlight Statement, ROL00335 Rights to light survey.

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.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to install a new shopfront within the ground floor of 2 Windmill Street which has been in B1 office use and is currently vacant. The current shopfront consists of a traditional style design which was altered as part of alterations made in 1990. The original shopfront would have been a traditional design matching others in the street with slight differences. Many shopfronts along the street have since altered and followed a more modern approach such as fully glazed frontages.

The windows and door would be subdivided into smaller panes with stallriser, mullions and transoms to restore the façade to appear similar to the existing with an awning. Furthermore, the existing entrance door will be brought forward to align with the existing shopfront separating the front office unit to a separate entrance hallway for the above residential properties, this would be considered an appropriate alteration.

Given the above it is considered that the proposal would be an acceptable addition to the frontage and will preserve the character and appearance of the host building and the surrounding Conservation Area.

The proposal also involves replacement of the existing aluminium windows to the rear elevation with traditional softwood double glazed sash windows. The windows would match the design and appearance of the windows to the front elevation of the host building and neighbouring properties and are considered acceptable.

The proposals include the erection of a rear extension to the existing closet wing extension from ground to third floor. The extension would measure a modest 1m in depth at first floor and 2m in depth at 2nd floor, 2.5m depth at 3rd floor, 2.8m wide and 8.8m in height with a flat roof. The rear elevation of this property has changed over the course of time and it appears that the

eaves level of the property has been moved up via extensions to rear elevation and roof level this is now considered the new established eaves line, therefore it is considered a third floor extension up to this point would be considered acceptable. The extensions design and form would replicate other extensions to the rear of this terrace such as Nos.3, 4 and 5 Windmill Streets and therefore would not be out of keeping with the surrounding area.

The extension would be modest in size, scale and depth and would be an appropriate addition to the rear part of this building. The rear façade would be changed from cladding to brick, this would match the brick used on the new closet wing extension and would match other properties along this side. Therefore the extension's design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding conservation area.

The rear extension would be modest in size, with two rear-facing windows. No window openings are proposed within the western elevation which would ensure that there would be no overlooking of neighbouring properties to the west. The extension is also modest in scale so therefore would not have an overshadowing or overbearing impact on neighbouring properties. The applicants also provided a daylight and sunlight assessment, which demonstrates and concludes that the development would result in no material impact on adjacent properties in terms of loss of daylight or overshadowing.

- 2 No objections have been raised in relation to the works. The application sites planning history was 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 Planning (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 policies of London plan 2016, and the National Planning Policy Framework 2019.

- 3 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).
- 4 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.

- 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



Daniel Pope  
Chief Planning Officer