

Application ref: 2017/2159/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 10 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Transformation Architects  
45 Lancaster Grove  
London  
NW3 4HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**14 Stucley Place**  
**London**  
**NW1 8NS**

Proposal:

Raising of the front façade and parapet of the building fronting onto Stucley Place to create a new first floor level, erection of a full width first floor rear extension, erection of a mansard roof extension with front balcony, alterations to the front façade of no. 14 Stucley Place including new door openings at ground floor level and new window at first floor level and change of use of part of the ground floor from retail (associated with no. 216 Camden High Street) to provide 1 self-contained 1 bed property.

Drawing Nos: 1955 O.S; 001; 002; 003; 004; 10 rev C; 11 rev B; 12 rev A; 13 rev A; 14 rev B.

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 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: 1955 O.S; 001; 002; 003; 004; 10 rev C; 11 rev B; 12 rev A; 13 rev A; 14 rev B.

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

- 4 The flat roof of the first floor rear extension and the flat roof of the main building shall not be used as a roof terrace/amenity space for the new residential unit and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the drawings hereby approved, the door of the refuse store shall not open outwards onto the public footpath.

Reason: In order to prevent the blocking of the pedestrian footway in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission-

The proposal would include the loss of 18.5 sq. m of retail floor space at ground floor level and 17 sq. m at mezzanine level associated with the ground floor retail unit at no. 216 Camden High Street that measures approximately 89 sq. m. A service entrance would be retained providing access from Stucley Place into the rear part of the retail unit. The loss of a modest section of floor space at the rear of the unit fronting onto Stucley Place would not harm the vitality or viability of the retail unit and would be considered acceptable.

The proposal would include an extension to the existing first floor to raise the ridge to create a full first floor extension together with a second floor extension to create a three storey building. The size and design of the extension has

been revised during the course of the application setting it further back from the rear of the properties along Camden High Street and lowering its height in order to reduce its impact on amenity to neighbouring properties. The proposed extension would have an internal head height of between 2.2m to 2.7m; its front elevation would be setback from the second floor parapet by 1.18m creating a front balcony and would be constructed partly of brick to match the existing up to second floor level and partly of metal cladding at third floor level with flat roof to match adjacent buildings. The full height balcony doors at third floor level would introduce verticality to the new extension to contrast with those on the lower floors of the host building. The height, width, proportions, composition and location of the windows would be considered acceptable within the existing and extended façade. Overall the proposed extension is considered acceptable and would comply with CPG1 (Design).

The principle of providing new residential accommodation at the site would be supported by policy H1. One new 1 bed residential maisonette would be created. Although the 1 bed flat would be considered lower priority in terms of dwelling size priorities detailed in H7 due to the site constraints including impact on amenity of neighbouring occupiers (see section below) it would not be possible to achieve a larger sized unit and would be considered acceptable. The maisonette would be generously sized providing 71.1 sq.m of internal floor space which would comply with the minimum space standards of the London Plan (58 sq. m) and CPG2 (Housing). The proposed unit would have an acceptable layout, ceiling height, room sizes and provision of sunlight, daylight, ventilation and outlook.

Several revisions have been made during the course of the application to overcome concerns surrounding outlook from the upper floor residential flats from 214-216 Camden High Street that lies to the southwest of the site. The depth of the extensions have been significantly reduced in order to create an acceptable separation distance between the flats and the new dwelling. The separation distance would measure 8.4m at first floor level and 9.8m at second floor level. The extension would not break a 25 degree line taken from the centre of the windows on the first floor of nos. 214 and 216 Camden High Street. On this basis, officers consider that there would not be a material loss of daylight or sunlight for the surrounding buildings.

In terms of overlooking, the new dwelling would be single aspect with the bedroom and living room area windows at first, and second floor levels all facing the front of the building towards Stucley Place. The surrounding buildings fronting onto Stucley Place are already mutually overlooked and it is not considered that the proposal would result in any further material increase to existing levels of overlooking.

- 2 A timber framed window in the side elevation at first floor level would face out onto the roof area of the neighbouring property at no. 12-13. This window serves the internal stairwell and would not create opportunities for any harmful overlooking to these properties.

The flat roof of the first floor rear extension and the main roof of the building should not be used as a roof terrace as it could result in direct overlooking to the windows of the neighbouring properties particularly nos. 214-216 Camden

High Street. A condition would be attached to ensure that they would be accessible for maintenance purposes only.

The application site falls within a controlled parking zone (CPZ). As the new unit would benefit from excellent public transport links, the unit would have to be car free and exempt from applying for a parking permit. This would be secured via a Section 106 Legal Agreement.

Due to the nature and scale of the works a construction management plan (CMP) and works to the highway would not be required.

The proposed 1 bedroom unit would require 1 cycle space to conform to the requirements of the London Plan. A separate cycle parking space would be provided within the building at ground level that would be accessed from the main entrance hall and would be considered acceptable.

The refuse store area would be accessed from Stucley Place. The door opens outwards onto the street. This could result in the footway being obstructed to passing members of the public. A condition would be attached to ensure that the door does not open out onto the highway.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received as a result of the statutory consultation process.

As such, the proposed development is in general accordance with policies H1, H6, H7, A1, D1, CC5, TC2, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer