

Application ref: 2019/6154/P
Contact: Nora-Andreea Constantinescu
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Date: 23 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Mr Jahangir Alom
25 The Embankment
Bedford
MK403PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
102 Marquis Road
Flats A and B
London
NW1 9UB

Proposal:

New doors and window throughout and alterations to openings at lower ground floor level, raised parapet, railings and planter at 1st floor to create a terrace, all in relation to existing 2 x self-contained flats.

Drawing Nos: 001 R01; 002 R01; 003 R01; 004 R03; 005 R03; 006 R02; 011 R01; 012 R01.

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:

001 R01; 002 R01; 003 R01; 004 R03; 005 R03; 006 R02; 011 R01; 012 R01.

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

- 4 The approved replacement windows shown on drawing no. 012 R01 shall be provided in their entirety prior to the first occupation of any part of the building and permanently retained thereafter.

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.

- 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 All hard and soft landscaping works shall be carried out in accordance with the approved plans to include landscape details, by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The current proposal would retain the current residential arrangement in terms of two flats, one single bed at lower ground floor level and three bedroom one at upper floors.

In relation to the lower ground floor flat, the proposal would include enlargement of existing door opening to the courtyard. The existing timber French doors would be replaced with similar ones of the same material and appearance. The proposed opening and the doors are considered to preserve the character of the host building and streetscene.

It is proposed to increase the level of soft landscaping within the building's gardens which is supported.

In relation to the flat at the upper floors the proposal includes creation of a balcony at first floor level, by raising the existing brick parapet to create a blustrade. There are other balconies opposite the application site, facing the street, which contributes to the local character. The balcony would appear concealed within the building's envelope, preserving its appearance. 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 2013.

Adequate waste and recycling facilities is provided for both flats, which is acceptable.

In relation to the impact on neighbouring amenity, the main change proposed is the balcony at first floor level and increase in parapet height. It is noted that the adjacent building at no. 100 Marquis Road is slightly set back than the application building, with restricted levels of outlook and daylight to the windows on main rear elevation. Due to the proposed small height increase in the parapet, position of buildings on the plot and sun orientation, it is considered that the current proposal would not worsen the current situation, in term of loss of outlook and daylight/sunlight. In terms of loss of privacy, it is considered that no harmful overlooking would be caused to the neighbouring amenity due to the position of the buildings and parapet projection., which is acceptable.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 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.

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