

Application ref: 2019/6280/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 25 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Francesco Piffari Studio  
13 Bridge Wharf  
156 Caledonian Road  
London  
N19UU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**176 Royal College Street  
London  
NW1 0SP**

Proposal:

The erection of an infill rear extension with rooflight to provide additional ancillary restaurant floorspace (A3).

Drawing Nos: PL01 REV 01; PL 02 REV02; PL03 REV01 and Revised Design and Access Statement commissioned by Francesco Piffari Studio dated January 2020.

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 PL01 REV 01; PL 02 REV02; PL03 REV01 and Revised Design and Access Statement commissioned by Francesco Piffari Studio dated January 2020.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought to replace an existing polycarbonate roof covering over a semi-external storage area with a timber roof structure comprising a rooflight. The proposed structure would have more permanence than the existing, for which no planning history can be located.

The extension would help rationalise the 'back of house' area, providing improved kitchen and storage area, rather than providing additional seating.

The proposed roof structure would enclose an area of the plot (approx. 15sqm) that is currently semi-external, retaining a void for drainage purposes. Given the walls are already in place and the extension involves roofing over the space, it would not appear as a bulky or prominent addition. The wider building group demonstrates largely infilled ground floor levels that are used as storage / ancillary space for the ground floor commercial uses fronting Royal College Street.

The roof structure would be timber ply and include a timber framed rooflight. The proposed material, form and design is considered appropriate for this non-prominent and commercial 'back of house' location. It would not result in the loss of valuable amenity or open space on the site. Given the context, the extension is considered to be a subservient addition that would preserve the character and appearance of the host building and Camden Broadway Conservation Area.

The infill extension would not project further than the established building line and would be constructed below the existing party wall with no. 178 Royal College Street. Thus, the depth and size of the proposed extension would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, privacy, light spill or added sense of enclosure.

No comments were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 2017; 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 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.
- 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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer