

Application ref: 2020/2071/P  
Contact: Ben Farrant  
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Date: 8 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

189 Oakleigh Road North  
Whetstone  
London  
N20 0TU

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**240 Camden High Street  
London  
NW1 8QS**

Proposal:

Erection of first floor rear extension (Use Class A1).

Drawing Nos: TQRQM20128162715448, CHS/PP/Block, CHS/PP/001, CHS/PP/002A, CHS/PP/003, CHS/PP/004A, CHS/PP/005, CHS/PP/006, CHS/PP/007A & CHS/PP/009.

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: TQRQM20128162715448, CHS/PP/Block, CHS/PP/001, CHS/PP/002A, CHS/PP/003, CHS/PP/004A, CHS/PP/005, CHS/PP/006, CHS/PP/007A & CHS/PP/009.

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

Informative(s):

- 1 Reasons for granting permission.

The application site is a three storey mid-terraced property located on the north-eastern side of Camden High Street. The building contains a commercial unit (Use Class A1) with a full length ground rear extension which benefits from a lawful development certificate (ref: 2019/4542/P dated 14/10/2020). The property is not listed, nor is it located within a conservation area.

Permission is sought for the erection of a first floor extension above the ground floor rear addition. The plans have been amended since the submission of the application where a 5.5m length was originally shown. The proposal would now project 3.5m in length.

It is acknowledged that the rears of the properties along this part of Camden High Street have been altered in the form of single storey rear extensions, and whilst there are examples of first floor rear extensions within the vicinity, predominantly additions are single storey and full length. At 3.5m in length the proposed first floor rear extension is considered to be of an acceptable siting, scale and design. It would be set one full storey below the eaves of the main property and would not be immediately prominent in the streetscene. The addition would have a simple form and would be finished in matching materials. Given the above, the proposal is considered not to result in harm to the character and appearance of the property or surrounding area and is considered to be acceptable.

The overall, size, scale and depth of the proposed development is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

One comment was received following public consultation requesting that the existing flat roof is not used as an amenity terrace area and no loud music is played at the site in a way that could harm neighbouring amenity. Officers note that the proposed extension is to provide storage space for an existing retail unit and the proposed plans do not include any access to the first floor flat roof area nor do they include a change of use that would lead to loud music being played at the site. The site's planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policies A1 & D1 of the London Borough of 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 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.
- 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 'DPope', is centered on the page.

Daniel Pope  
Director of Economy, Regeneration and Investment