

Application ref: 2020/4451/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 4 January 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
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 basement, ground and first floor rear extension following removal of existing rear extension.

Drawing Nos: CHS/PP/006, CHS/PP/007A, CHS/PP/009, CHS/PP/Block,
CHS/PP/RS/002, CHS/PP/RS/004B, CHS/PP/RS/005, CHS/RS/PP/001,
CHS/RS/PP/010 & TQRQM20128162715448

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: CHS/PP/006, CHS/PP/007A, CHS/PP/009, CHS/PP/Block, CHS/PP/RS/002, CHS/PP/RS/004B, CHS/PP/RS/005, CHS/RS/PP/001, CHS/RS/PP/010 & TQRQM20128162715448

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

- 4 Notwithstanding the details shown on the plans hereby approved, prior to the commencement of the relevant part of the development, full details of the external doors and Juliet balcony shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

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 with a full length ground and lower ground floor rear extension which benefits from a lawful development certificate (ref: 2019/4542/P dated 14/10/2020). The property also benefits from planning permission for a first floor rear extension (ref: 2020/2071/P dated 08/07/2020). The property is not listed, nor is it located within a conservation area.

In completing works at the property the applicant substantially demolished the existing lower ground and ground floor rear addition, and so this application proposes the lower ground, ground, and first floor additions as previously approved under the aforementioned applications. In determining this application it is acknowledged that the additions would have the same dimensions as those previously approved. Consent for the works is only required as the applicant substantially demolished the existing rear extension in completing works. The only alteration from the aforementioned consents is the rear elevation of the first floor rear extension, changing from 2 x windows, to a central Juliet balcony.

It is acknowledged that the rears of the properties along Camden High Street have been altered quite considerably, and most properties in this terrace have full length rear extensions. The demolition and rebuild of the lower ground and ground floor rear extension is therefore considered to be acceptable within this context. 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 Juliet balcony would not be immediately visible in public views and would not result in harm to the character and appearance of the property or surrounding area and are therefore acceptable on balance. The extension 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.

At 3.5m in length, the proposal is considered not to result in undue harm to the neighbouring amenities of adjoining occupiers and refusal is not warranted on this basis. Similarly the ground and lower ground extension, matching the same dimensions as that previously in place, would not result in undue harm to neighbouring properties.

No third party responses were received following public consultation. 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 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.
- 3 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer