

Application ref: 2020/2437/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 31 March 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Oppidan Apartments**  
**25 Linstead Street**  
**London**  
**NW6 2HA**

Proposal:

Erection of 2nd floor roof extension in location of existing terrace to provide addition residential accommodation to top floor flat no.30 (Class C3)  
Drawing Nos: V1 Ref: 30834 - 101, 102, 103, 104, 201, 202, 301, 302, 303 and 304;  
Block Plans V1 Ref: 30834 - 401 and 402; Location Plan.

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: Location Plan, Ref: 30834 - 101, 102, 103-A, 104-A, 201, 202-B, 301, 302, 303-A and 304-A; Block Plans V1 Ref: 30834 - 401, 402.

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

Informative(s):

1 Reason for granting permission-

The application site is a substantial late Victorian building which was originally built for use as a school, but has been converted into residential use. Whilst this late Victorian building is not within a conservation area, it is considered to hold some architectural and historic merit. The building retains an institutional character and has a somewhat imposing character when viewed behind its high brick boundary walls. The elevation facing Linstead Street has protruding wings with considerable brick gable walls with pitched roof forms. The building imposes itself within local views and thus plays an important townscape role; however it has been substantially altered at roof level. It is considered that the building can accommodate a roof extension on an unoriginal flat roof currently in use as a terrace.

The design of the extension has been considerably revised following officer advice. The new extension would be in line with the central front elevation but well set back from the projecting wings. The height of the extension would not rise above the adjacent projecting brick elements. As a result of its height and setback, the extension would appear subordinate to the host building and the setback would ensure that it would not be visible from the public realm, with only the uppermost brick section being visible in glimpse views from within the grounds of Oppidan Apartments.

The brick type has been carefully chosen to match the colour and texture of the host building in order to ensure that the extension reads as coherent part of the building. The use of white timber framed doors is acceptable in this instance as they would not be visible from any public vantage point. The two flat rooflights are acceptable as they would not be visible from ground level.

Overall the extension as redesigned is considered to not harm the character and appearance of the host building and townscape. The proposal would not cause any harm to neighbouring residential amenity.

One objection was received from a resident prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1

and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.

- 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 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.

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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer