

Application ref: 2021/0888/P
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Date: 4 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Marquis Road
London
NW1 9UB

Proposal:
Erection of first floor rear terrace and associated works.

Drawing Nos: 4D01OS; PL-EP-01; PL-PP-01; PL-EE-01 and PL-PE-01 Rev.A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 drawings:

4D01OS; PL-EP-01; PL-PP-01; PL-EE-01 and PL-PE-01 Rev.A.

Reason:

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reason for granting consent:

Situated at the rear of the building, the proposed first floor terrace, with metal railings and trellises and door thereto, would not detract from the form or appearance of the building or the character or appearance of the Conservation Area. There is a variety of extensions and additions at the rear of the buildings on this side of Marquis Road and terraces at this level and 2nd floor are not uncommon features.

The single door which replaces the existing window will retain the lintel and match the style of the existing fenestration on this elevation which is acceptable. The proposed terrace would feature conservation style metal railings at the rear and trellises with planting which would soften the appearance of the proposals and safeguard the appearance of the Conservation Area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposed side trellis is 1.8m in height and projects 2m in depth beyond the neighbouring bay window at 64 Marquis Road (which itself is 1.25m from the boundary with the site), they are not considered to result in a material loss of light or sense of enclosure to the occupiers of this property and it is significantly set away from No.68 which is partially screened by the host property's existing bay window. As such it would not result in any significant loss of light or outlook for the occupiers of this property. It is noted that there are a number of terraces

on this side of Marquis Road and York Way behind it and it is not considered to have a detrimental impact in terms of overlooking given the existing situation to properties along York Way. The gardens and ground floor windows of these properties would be screened from the proposal by the rear boundary wall which divides the sites.

Due to its scale, the proposal would be unlikely to give rise to excessive noise or undue disturbance for any surrounding occupiers.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) 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 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer