

Application ref: 2021/0818/P  
Contact: Miriam Baptist  
Tel: 020 7974  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 29 June 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)

Projection Architects Ltd  
Jade House, Flat 8  
12 Lancaster Grove  
London  
NW3 4NX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**63 Bayham Place**  
**London**  
**NW1 0ET**

Proposal:

Raising in height of existing single-storey lean-to rear extension; replacement of existing windows and doors at front and rear with new double glazed timber windows and doors; creation of new internal access to the existing roof terrace via a skylight; replacement of existing balustrades by timber panels at roof level; insertion of a patio door to the rear courtyard.

Drawing Nos: P-21.009 B-01 Rev D, P-21.009 A-01 Rev D, P-21.009 A-02 Rev D, P-21.009 A-03 Rev D, P-21.009 A-04 Rev E, P-21.009 A-05 Rev D, P-21.009 A-06 Rev D, P-21.009 A-07 Rev D, P-21.009 A-08 Rev D.

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 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 plans: P-21.009 B-01 Rev D, P-21.009 A-01 Rev D, P-21.009 A-02 Rev D, P-21.009 A-03 Rev D, P-21.009 A-04 Rev E, P-21.009 A-05 Rev D, P-21.009 A-06 Rev D, P-21.009 A-07 Rev D, P-21.009 A-08 Rev D.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is to raise the existing single-storey lean-to rear extension to the level of the rest of the ground floor, to replace the windows and front doors, and to provide new access to the roof terrace and a new balustrade.

The replacement balustrade is to match the permeability of the existing one to prevent adding extra visual bulk at roof level. The style is to be more akin to the vertical timber slats of adjacent property at 4 Bayham Street rather than the existing timber lattice. The replacement windows and front doors are to match the existing. The meter boxes to the front façade are now to be installed inside which is welcomed.

The proposed works represent minor alterations that would not cause harm to the character and appearance of the host property, streetscene or the wider 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 proposals are not considered to cause harm to neighbouring amenity in terms of loss of privacy, light or outlook.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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](http://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



Daniel Pope  
Chief Planning Officer