

Application ref: 2021/2027/P
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Date: 27 September 2021

Development Management
Regeneration and Planning
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misch_MISCH studio
1 Pancras Square
Kings Cross
London
N1C 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Camden Square
London
NW1 9UY**

Proposal:

Erection of a glazed enclosure to existing terrace at rear roof level.

Drawing Nos: Site Location Plan PL0- Rev00, Site Plan PL100 Rev00, PL01 Rev00, PL02 Rev01, PL03 Rev01, PL04 Rev 01, PL05 Rev02, PL06 Rev01, PL07 Rev02, PL08 Rev01. Design and Access Statement 2101_CS, appendix 1 & 2.

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 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 Site Location Plan PL0- Rev00, Site Plan PL100 Rev00, PL01 Rev00, PL02 Rev01, PL03 Rev01, PL04 Rev 01, PL05 Rev02, PL06 Rev01, PL07 Rev02, PL08 Rev01. Design and Access Statement 2101_CS, appendix 1 & 2.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed glazed enclosure to the existing rear roof terrace is considered acceptable in terms of design, scale and materials. The proposed enclosure shall be similar to other interventions along this particular terrace of more modern 20th Century properties which front the Victorian era Camden Square. The works shall not be visible from Camden Square to the front with no alteration to the main roof level.

To the rear; the proposed alterations shall be mostly be hidden by the existing parapet walls to the rear and either side of the host property. This concealment is exaggerated by the inset position of the rear elevation of the host building relative to its immediate neighbours on either side, and the existing mews properties (Nos:14- 26 Camden Mews) which back on to the host and the terrace within which it sits. Nevertheless the proposed alteration is considered a modest adaptation to the existing arrangement and would not be incongruous to the host property or the particular character of these properties within the Camden Square conservation area.

There are no amenity concerns as a result of these proposals in terms of loss of light or privacy or overlooking to neighbouring properties as the rear roof terrace is existing and no new views are created through granting this scheme.

The Council Conservation Officer has been consulted on the proposal and raised no objections.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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