

Application ref: 2021/1791/P
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Date: 11 October 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

Kralform Ltd
38 Albert street
London
NW1 7NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
114 St Pancras Way
London
NW1 9NB

Proposal: Erection of a replacement single storey rear extension, replacement front elevation basement door and alteration of rear elevation basement windows to doors of dwelling house (Class C3).

Drawing Nos: Site location plan, Design and Access Statement dated 13.04.2021, Heritage Statement dated 13.04.2021, 180-110, 180-111, 180-112, 180-113 rev A, 180-114 rev A, 180-115, 180 119 rev B, 180 120, 180 121

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, Design and Access Statement dated 13.04.2021, Heritage Statement dated 13.04.2021, 180-110, 180-111, 180-112, 180-113 rev A, 180-114 rev A, 180-115, 180 119 rev B, 180 120, 180 121

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

Informative(s):

- 1 Reasons for granting permission:

The site is a three-storey (plus basement) dwellinghouse, located on the north-eastern side of the street. The property forms part of a Grade II listed terrace within the Jeffrey's Street Conservation Area, facing College Green.

The proposed single storey rear extension replaces an existing rear structure at rear ground level, within the same footprint, and dimensions as existing, and alterations to its detailed design and roof form. The extension would be constructed in brick and would match the height of existing structure and have a rooflight above siting comfortably behind the parapet. The proposed extension would be subordinate in scale and location to the host building and respects the original proportions of the building and architectural style and character.

The proposed extension allows for the retention of a reasonable sized garden. As a single storey rear addition it would have limited visibility and minimal impact on the character and appearance of the Jeffrey's Street Conservation Area.

A rooflight replaces the existing extensions' roof lantern and would result in no greater harm, in terms of light spill, than the existing arrangement. As a result, the proposals would not harm the amenity of adjoining residential occupiers in terms of loss of natural light or loss of privacy.

No objections have been received prior to the determination of this application. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed

building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 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 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 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.

- 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, 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 2021.

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