

Application ref: 2021/3367/P
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Date: 15 October 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

LSD architects
Flat 5
22 Porten Road
London
W14 0LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
201 A Royal College Street
London
NW1 0SG

Proposal: External alterations including enlargement of existing side dormer window, installation of skylight above bathroom, refurbishment of front façade and installation of roof terrace pergola.

Drawing Nos: 1801_06_301, 1801_06_300, 1801_06_210, 1801_06_102,
1801_06_103, 1801_06_200, 1801_06_100, 1801_06_101, 1801_06_500

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: 1801_06_301, 1801_06_300, 1801_06_210, 1801_06_102, 1801_06_103, 1801_06_200, 1801_06_100, 1801_06_101, 1801_06_500

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

Informative(s):

- 1 The raising of the existing front parapet to match the height of the adjoining parapet at No.203 is considered to represent a minor alteration that would not cause harm to the original character of the host property. The extension of the existing dormer to the rear parapet is considered acceptable in terms of its impact on the host building and would not cause harm to the appearance of the surrounding conservation area, particularly given its limited visibility and the prevalence of similar sized roof extensions to neighbouring properties in the street. The proposed pergola is considered acceptable in design terms as it would be set well back from the front elevation of the building and would only be seen in glimpses from the street.

The existing second floor/roof level has two windows facing the neighbouring side dormer at No.199 and sliding doors that provide access to the existing terrace area . The current proposals would reduce this to a window which serves a staircase and a door, and would not exacerbate current levels of overlooking as a result. Furthermore, the size of the proposed open sided pergola is not considered to cause harm to neighbouring amenity in terms of loss of light or outlook.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character 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 (ERR) 2013.

As such, the proposal is in general accordance with Policy D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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