

Application ref: 2021/3928/P
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Date: 1 November 2021

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Ulas Planning LTD
6
Dispensary Lane
Hackney
E8 1FT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
70 Marquis Road
London
NW1 9UB

Proposal:

Erection of side/rear extension to ground floor flat

Drawing Nos: 21_P3-P: 00-V1, 01_V4, 02_V2, 03_V2, 04_V2

Design & Access Statement

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 drawings:

21_P3-P: 00-V1, 01_V4, 02_V2, 03_V2, 04_V2

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

It is proposed to undertake a single storey side/rear extension within the passage at the side (southern) of the building adjacent to 68 Marquis Road. The extension would enable an extension to the existing living room and the provision of a relocated second bedroom.

Single storey in height (2.75m max.) the proposed extension would sit below the existing rear extension and the raised gate at the front of the passage. As such, it would have no visible effects on the appearance of the streetscene when viewed from Marquis Road or from neighbouring sites to the rear.

The size and siting of the proposal, together with the use of matching materials (which is recommended by way of a planning condition) would ensure that no harm would be caused to the appearance of the townscape or the character or appearance of the Conservation Area.

The comments from neighbouring residents relating to the appearance of the proposal and the negative impact on the built form and garden all relate to the originally proposed rear extension which has been omitted from the proposal. The now proposed side/rear extension would not significantly harm the appearance of the building, the built environment or the spacing of development on this side of Marquis Road.

Detailed consideration of the comments which have been received is included in the Consultation Summary which has been undertaken and uploaded.

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 single storey/side extension would not result in any undue loss of amenity for any adjoining occupiers.

Similar in height to the single storey structure at the side of 68 Marquis Road,

the proposal would not result in any undue overshadowing, loss of privacy or outlook within this structure or from any rooms or the garden at this site.

The proposal would abut the single storey element at the side of 68 Marquis Road; other legislation exists to control damage to adjoining property.

The proposal would have no material effects on the living conditions or light, privacy or outlook of the upper floor flats at the site or the properties to the north or the rear.

The amenity impacts raised in the consultation responses (relating to noise and the formation of a roof terrace) are discussed in the Consultation Summary and not found to be significant.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer