

Application ref: 2021/4698/P
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Date: 22 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Mr Andreas Georgiou
Flat A
124 Camden Street
London
NW1 0HY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
124 Camden Street
London
NW1 0HY

Proposal:

Erection of a part one/part two storey rear extension; formation of stairs down to the lower ground floor at the front and a new entrance at lower ground floor (all for the existing lower ground floor/ground floor flat)

Drawing Nos: Site Plan, Site Location Plan; 01 (Existing Floor Plans) 02 (Existing Elevation & Section); 01 (Proposed Floor Plans), 02 (Proposed Floor Plans), 03 (Proposed Elevations), 03 (Proposed Elevations C&D); 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 The development hereby permitted shall be carried out in accordance with the

following approved drawings:

Site Plan, Site Location Plan; 01 (Existing Floor Plans) 02 (Existing Elevation & Section); 01 (Proposed Floor Plans), 02 (Proposed Floor Plans), 03 (Proposed Elevations), 03 (Proposed Elevations C&D)

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

- 3 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.

- 4 The flat roof of the single storey part of the rear extension hereby approved shall not be used as a terrace or balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal comprises a part 1, part 2 storey rear extension at lower ground and ground floor levels; its design, scale and form are much the same as the extension which has been built at the neighbouring property (122a Camden Street) under planning permission 2018/0641/P granted on 01/08/2018. Other properties in the terrace here have 2-3 storey high part-width rear extensions.

The proposal is a 4m deep full width rear extension with a two storey element on the side of 126 Camden Street, constructed of bricks and with glazed doors and windows. It would be of an appropriate size, form and siting on the building such that it will remain subordinate to the host building and will respect the context and character and appearance of the terrace of properties here and wider area.

At the front of the site, stairs down from the entrance would enable external access to the lower ground floor. The space under the entrance path would be internalised and a door formed into the lower ground floor of the flat. Situated behind the strip of bins at the very front of the site, the new stairs and lower ground floor entrance would not affect the character or appearance of the streetscene and host building or the amenity of neighbouring occupiers.

The single storey part of the proposed rear extension would abut the solid wall of the two storey element at 122 Camden Street and there would be no adverse effects on the light, privacy or outlook at this site.

On the other side the two storey part of the proposal would adjoin a lower ground floor kitchen window and upper ground floor bedroom windows at no.

126 Camden Street. Thus the height and depth of the proposal with its sloping roof would not result in any undue loss of light, privacy or outlook from any habitable rooms at this site. The proposal would result in a minor loss of light to the patio at the rear of 126 Camden Street. However, the site benefits from a long garden and the garden area would largely be unaffected in terms of light or outlook. No windows are proposed that would directly overlook any neighbouring rooms or gardens.

No objections have been received following statutory consultation on the application. The planning history of the site has been taken into account in taking this decision.

As such, the proposed development is in accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017. It is also in general accordance with 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

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

Daniel Pope
Chief Planning Officer