

Application ref: 2019/4835/P  
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**Development Management**  
Regeneration and Planning  
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Rich Architecture  
Lloyd Baker Street  
25B  
London  
WC1X 9AT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**269 Camden High Street  
London  
NW1 7BX**

Proposal:

The erection of a first floor rear extension to add 2 additional bedroom units to the existing first and second floor 4-bed House in Multiple Occupation (Sui Generis use) plus the installation of an air conditioning unit on the main roof.

Drawing Nos: 549-P001, 549-P002, 549-P003, 549-P004, 549-PLOC (Received 21/09/2019), 549-P-10-B, 549-P-11-B, 549-P-12-B, Environmental Noise Survey and Noise Impact Assessment Report, Internal Daylight Assessment for Planning (Received 15/09/2020)

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: 549-P001, 549-P002, 549-P003, 549-P004, 549-PLOC (Received 21/09/2019), 549-P-10-B, 549-P-11-B, 549-P-12-B, Environmental Noise Survey and Noise Impact Assessment Report, Internal Daylight Assessment for Planning (Received 15/09/2020)

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 and DM1 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences sound insulation shall be provided for the building in accordance with a scheme that has first been submitted to and approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

## 1 Reasons for granting permission.

The proposed development relates to an extension at first floor level above ground floor commercial space to provide additional residential accommodation on the floors above. The existing first and second floors are currently in residential use as a four unit House in Multiple Occupation (HMO). The proposed extension would be used in conjunction with the existing HMO to form a 6 person HMO.

The proposed first floor rear extension would be similar to a previously approved roof extension on the same site intended for commercial use (2016/5149/P approved on 29/11/2016). Officers note that the proposed scale, bulk and materials would be similar to those of the already approved scheme. The extension would also be similar to an existing structure on the rear elevation of No.41. Given the circumstances won't have significantly changed since the previous similar extension was approved and the context of such extensions being a typical feature within the local setting officers consider the proposed first floor extension would be acceptable in this location.

Policy TC4 of the Camden Local Plan seeks to ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. The proposed extension would not impact upon the commercial space at ground floor level which would be able to continue as existing without the previously proposed addition of an ancillary office space in the extension as currently approved. Therefore no harm would occur to the Camden Town Centre.

Policy H10 of the Council's Local Plan aims to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. We will support development of housing with shared facilities (houses in multiple occupation). The proposed development would create a 6 unit HMO. The proposed units would comprise private kitchen facilities although they will have a shared bathroom. The proposed accommodation would meet or exceed the minimum 12sqm floorspace standard for HMOs. The proposed bedrooms would each have access to external outlook into courtyards at the property's rear.

A daylight impact assessment was submitted to demonstrate that acceptable light levels would be afforded to the proposed rooms. It is considered that the proposed units would provide acceptable residential standards by means of floorspace, layout, outlook and daylight as confirmed by the Council's HMO Licensing officers.

The application property is located within a mixed use part of the town centre with many of the neighbouring properties hosting residential properties on their upper floor levels. For this reason it is not considered that the proposed use would not be in conflict with the nearby food, drink and night time entertainment venues of Camden Town. A condition would be added requiring details of appropriate soundproofing to be submitted for approval prior to occupation in order to ensure that the quality of residential amenity is maintained.

- 2 The application property is located within an area of PTAL rating 6b. The property is readily accessible by public transport as it is within short walking distance of Camden Town and Chalk Farm tube stations and Camden Road Overground. Given that the surrounding streets are within a Controlled Parking Zone, the proposed new self-contained residential unit would need to be subject to a section 106 agreement to secure a 'car-free' development.

The installation of an air-conditioning unit at the main roof level would replace the existing unit on the existing rear first floor flat roof. The proposed unit would be adequately screened from public view and as such would not adversely harm visual amenity of the surrounding street scene. Conditions would be added to manage any resulting noise impact.

No objections to this application were received. The site's planning history were taken into account when determining this application.

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

The proposed development is in general accordance with policies A1, A4, D1, H1, H10, T1, T2 and TC4 of the Camden Local Plan 2017; the proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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