

Application ref: 2022/3820/P  
Contact: Edward Hodgson  
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Date: 12 December 2022

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hayhurst and Co  
26 Fournier Street  
London  
E1 6QE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**39-40 Eagle Street**  
**Camden**  
**London**  
**WC1R 4TH**

Proposal:

Erection of first floor rear extension, ground floor rear extension and installation of new windows and vents on rear elevation

Drawing Nos: Site Location Plan 304 A001, 304 A010, 304 A011, 304 A012, 304 A013, 304 A020, 304 A021, 305 A022, 304 A030, 304 A110, 304 A111 Rev B, 304 A112 Rev B, 304 A120 Rev C, 304 A121 Rev B, 304 A130

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 plans

Site Location Plan 304 A001, 304 A010, 304 A011, 304 A012, 304 A013, 304 A020, 304 A021, 305 A022, 304 A030, 304 A110, 304 A111 Rev B, 304 A112 Rev B, 304 A120 Rev C, 304 A121 Rev B, 304 A130

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of a single-storey rear extension at first floor level. The extension would be constructed with brick and metal windows which would match the fenestration of windows at the upper levels of the host building. The extension would read as subordinate to the host property and the materiality and design would be sympathetic to the host property and conservation area. The rear elevation is north facing, and it is considered that the extension would not adversely impact on light at the neighbouring office windows.

It is proposed to install new metal double doors and metal windows on the rear elevation at ground floor level which would be sympathetic additions. It is also proposed to install vents on all levels on the rear elevation. These would represent minor additions that would not detract from the appearance and character of the host property and are considered acceptable. A small brick rear extension with a metal door is proposed at ground floor level which would be a subordinate and sympathetic addition to the rear elevation.

The proposal is considered to preserve the character and appearance of the conservation area. 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection was received from a nearby resident on the grounds of the impact of noise from plant units. The installation of plant is covered under application ref. 2022/3819/P and is thus not a material planning consideration in this application. The Bloomsbury Conservation Area Advisory Committee

responded with no comment. The planning history of the site has been 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](http://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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer