

Application ref: 2022/4438/P
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Date: 22 December 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

IMAGE Architecture
86 North End Road
London
NW11 7SY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**42A Camden High Street
London
NW1 0JH**

Proposal:

Erection of a roof extension with two rooflights on the front roofslope, following demolition of the existing roof.

Drawing Nos:

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:

2224-PL-101; 2224-EL-201; and 2224-EL-202.

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 proposed roof extension involves removing the existing roof structure, raising the front wall sheer in render and adding a new pitched roof. The ridge of the pitched roof is no higher than the existing roof. The additional bulk would be visible from the front, but there is no significant changes to the rear. The proposed extensions it to provide additional internal space for the top floor flat.

The adjacent properties already stand taller than the application site with three sheer storeys and a higher parapet line. In view of this the principle of the proposed extension is considered acceptable, it would bring greater uniformity to this part of the terrace. The extension would be subordinate to the host building and the detailed design including the fenestration would match the existing property and is considered appropriate. The extension would be in keeping with the character and appearance of the host property and wider Camden Town conservation area, and as such would preserve the character and appearance of the conservation area.

The extension includes the provision of two rooflights on the front roofslope. The rooflights are modest in size and due to the roof being shallow pitched they would not be visible from the public realm. They are considered to form modest and unobtrusive additions. It is observed that some neighbouring properties along Camden High street have front rooflights so it is not considered the rooflights would be out of context and would not harm the appearance of the host property and the streetscene and are considered acceptable.

Overall, due to the scale and location of the proposed extension, there would be no harm to the amenity of any neighbouring residential occupiers in terms of loss of light, outlook or privacy.

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

- 2 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.

- 3 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).
- 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer