

Application ref: 2022/0207/P
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Development Management
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planning@camden.gov.uk
www.camden.gov.uk/planning

Ms Nooshin Motamed
22 Manor Drive
London
N20 0DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
60 & 60A Parkway
London
NW1 7AH

Proposal: Erection of single storey first floor rear extension and mansard roof extension with front and rear dormer windows to existing first and second floor flat; alterations to shopfront and erection of single storey rear extension to existing ground floor retail unit.

Drawing Nos: Site Location Plan 002/15 (24/01/2023), 003/15 (24/01/2023), 006/15 (24/01/2023), 007/15 (24/01/2023), 008/15 (24/01/2023), 009/15 (24/01/2023), 010/15 (24/01/2023), 011/15 (24/01/2023), 012/15 (24/01/2023), 013/15 (15/02/2023), 014/15 (15/02/2023), 015/15 (15/02/2023). Design and Access Statement (Ms Nooshin Motamed 01/2022_1 [15/02/2023]).

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 002/15 (24/01/2023), 003/15 (24/01/2023), 006/15 (24/01/2023), 007/15 (24/01/2023), 008/15 (24/01/2023), 009/15 (24/01/2023), 010/15 (24/01/2023), 011/15 (24/01/2023), 012/15 (24/01/2023), 013/15 (15/02/2023), 014/15 (15/02/2023), 015/15 (15/02/2023). Design and Access Statement (Ms Nooshin Motamed 01/2022_1 [15/02/2023]).

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.

Informative(s):

- 1 Reasons for granting permission:

The existing building is in mixed use, with commercial space (class E) at ground floor level and residential use (class C3) at upper floors. The proposal would include alteration to the shop frontage, and extension at ground floor to the rear. At upper floors a single family dwelling shall be extended to the rear with extension at first floor and addition of mansard roof with dormer windows.

The scheme has been revised from the initial submission to remove sub-division of the single family dwelling into smaller separate units. Also the stall riser to the shopfront is to be retained. The revised proposal with extensions and associated alterations are considered acceptable in terms of design, scale and materials.

At ground floor front, a minor alteration to the shopfront door is proposed which will have little impact on the proportions of the commercial frontage, however will provide improved access with a slightly wider doorway which is welcomed. Access to the single dwelling residential space from the front is unchanged.

At ground floor rear, a modest infill extension is proposed which will increase the commercial floor space by approx. 2.5m², in line with the rear building line of the neighbouring property, No.58. It is noted that the neighbour to the other side is fully built up at ground floor level. An existing single pane door to the rear yard would be replaced by a three-pane arrangement and a small single window would be installed to the rear elevation at ground floor level.

At first floor level, a rear extension is proposed with new rear fenestration and partially glazed sloped roof. The new flat roof extension would project to approximately the same position as the neighbour, No.58 to the north east; and, the sloped roof element would meet the existing boundary treatment with

the other neighbour, No.62. Due to the existing boundary treatment here, the proposed extension is not considered to have any harmful impact on the amenity of the neighbour in terms of loss of light outlook or privacy.

A new mansard roof extension is proposed, also with a replacement window to rear elevation at second floor level. The new mansard shall include two lead chequered dormer windows to the front elevation plus three smaller dormer windows at the rear. It is noted that there are several other similar mansard roof extensions in the vicinity of the host site, including to the immediate neighbour No.58, and also to No.64. The proposed mansard roof would replace a non-original roof form and closely match the neighbouring roof extensions in terms of form and scale. This is considered acceptable in terms of design and heritage.

The extended retained commercial space and proposed residential extensions are not considered to result in any harm to neighbouring residents in terms of light, outlook or privacy. The continued mixed use of the building, as ground floor commercial space and single family dwelling above, is not considered to result in any noise or disturbance issues. Due to the limited scope of the development, the revised proposal is not considered to result in any detrimental impact upon neighbouring residents.

Given the revision to the scheme removing the change of use into separate flats, there is not considered to be any harmful impact on local parking arrangements as a result of this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection was received from the local Conservation Area Advisory Committee, however this was withdrawn following the revisions to the scheme. No other objections were received prior to the determination of this application.

The site planning and enforcement history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the Camden Local Plan 2017 with particular regard for policies A1, C6, D1, D2, and D3. 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 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.

- 4 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).

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer