

Application ref: 2022/0823/P  
Contact: Nathaniel Young  
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Date: 17 February 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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

CHRISTAKIS ARNAOUTI  
2 Batcheldor Gardens  
Bedford  
MK43 8SP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**237 Royal College Street  
London  
NW1 9LT**

Proposal:

Erection of lower ground and ground floor rear extension (to existing commercial unit);  
second floor rear extension and mansard roof extension (to existing residential unit);  
replace windows to front and rear elevations.

Drawing Nos: 237.101, 237.102, 237.103 Rev A, 237.104 Rev A, 237.105, 237.106,  
237.107, 237.111 Rev A

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:

237.101, 237.102, 237.103 Rev A, 237.104 Rev A, 237.105, 237.106, 237.107, 237.111 Rev A

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 development is considered to be acceptable in terms of design. The proposed second floor rear extension, mansard roof extension, and rear roof terrace would be in keeping with the existing equivalents of the subject terrace grouping, including Nos. 235 and 239 (the immediate adjoining properties either side of the subject property). The dormer windows would respect the existing hierarchy of fenestration with a similar design, scale and alignment. The replacement windows would be timber sash and would appropriately match the existing. The proposed rear ground and lower ground floor extensions would be subordinate to the host building in mass and would be made up of appropriate materials and would also be similar to existing extensions within the terrace grouping.

It is not considered there would be any significant detrimental impact to residential amenity. The proposed extensions would not extend beyond habitable windows to an extent which would result in a significant loss of light or outlook. The proposed extensions would not afford new views into neighbouring habitable windows beyond what has been established. Privacy screens are to be installed to either side of the rear roof terrace to prevent overlooking into neighbouring terraces.

No new residential or commercial units are created. The ground and lower ground floor extensions would enlarge the existing commercial unit. The second floor and mansard extensions would enlarge one of the existing residential units. As such, the proposal is not subject to car free obligations or cycle parking provision requirements. Given the relatively modest nature of the proposals, it is not considered that a Construction Management Plan nor a highways contribution is necessary in this instance.

No objections were received following statutory consultation. One comment was received requesting privacy screens be installed to the sides of the roof terrace; this has been included after amendments. The sites planning history and relevant appeal decisions were taken into account when coming to this

decision.

As such, the proposal is in general accordance with Policies D1, D2, A1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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](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.

- 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

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