

Application ref: 2022/3835/P  
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Date: 28 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)

Dowen Farmer Architects  
Unit 601 Peckham Levels  
95a Rye Lane  
London  
SE15 4ST

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Cambridge Gate  
London  
NW1 4JX**

Proposal:

Erection of a side extension at ground floor following demolition of existing one and fenestration alterations, all within internal courtyard at lower ground floor.

Drawing Nos: 1089 -GA - 1001 Rev.1; 1089 -GA - 1002 Rev.1; 1089 -GA - 1003 Rev.2; 1089 -GA - 1004 Rev.1; 1089 -GA - 1005 Rev.1; 1089 -GA - 1006 Rev.1; 1089 -GA - 1007 Rev.2; 1089 -GA - 1008 Rev.1; 1089 -SCH - 0001Rev.1; 1089 -LP - 0001 Rev.1; 1089 -LP - 0002 Rev.1; 1089 -DE - 1101 Rev.1; 1089 -DE - 1110 Rev.2; 1089 -GA - 1300 Rev.1; 1089 -GA - 1303 Rev.1; 1089 -GA - 1307 Rev.2; 1089 -GA - 1308 Rev.2; 1089 -GA - 1309 Rev.1; 1089 -EL - 2000 Rev.1; 1089 -EL - 2001 Rev.2; 1089 -EL - 2002 Rev.2; 1089 -SC - 3001 Rev.1; 1089 -SC - 3002 Rev.1; 1089 -SC - 3003 Rev.1; 1089 -SC - 3004 Rev.2; 1089 -SC - 3005 Rev.1; 1089 -SC - 3006 Rev.2; Heritage Glazing Specification Document dated Jan 2023 by Dowen Farmer Architects; design and access statement dated Jan 2023 by Dowen Farmer Architects; internal joinery and details pack dated September 2022 by Dowen Farmer Architects; heritage statement dated Aug 2022 by Archaeological Research Services.

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:  
1089 -GA - 1001 Rev.1; 1089 -GA - 1002 Rev.1; 1089 -GA - 1003 Rev.2; 1089 -GA - 1004 Rev.1; 1089 -GA - 1005 Rev.1; 1089 -GA - 1006 Rev.1; 1089 -GA - 1007 Rev.2; 1089 -GA - 1008 Rev.1; 1089 -SCH - 0001Rev.1; 1089 -LP - 0001 Rev.1; 1089 -LP - 0002 Rev.1; 1089 -DE - 1101 Rev.1; 1089 -DE - 1110 Rev.2; 1089 -GA - 1300 Rev.1; 1089 -GA - 1303 Rev.1; 1089 -GA - 1307 Rev.2; 1089 -GA - 1308 Rev.2; 1089 -GA - 1309 Rev.1; 1089 -EL - 2000 Rev.1; 1089 -EL - 2001 Rev.2; 1089 -EL - 2002 Rev.2; 1089 -SC - 3001 Rev.1; 1089 -SC - 3002 Rev.1; 1089 -SC - 3003 Rev.1; 1089 -SC - 3004 Rev.2; 1089 -SC - 3005 Rev.1; 1089 -SC - 3006 Rev.2; Heritage Glazing Specification Document dated Jan 2023 by Downen Farmer Architects; design and access statement dated Jan 2023 by Downen Farmer Architects; internal joinery and details pack dated September 2022 by Downen Farmer Architects; heritage statement dated Aug 2022 by Archaeological Research Services.

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.

- 4 Prior to commencement of development, full details in respect of the living wall in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include-
  - i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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