

Application ref: 2022/5640/P
Contact: Fast Track TY
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Date: 15 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

ZED Architect
55 Church Crescent
London
N3 1BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Briary Close
London
NW3 3JZ

Proposal:
Replacement of garage door at front with window and replacement of uPVC framed rear doors and glazed top panels at ground floor level with aluminium framed sliding doors.

Drawing Nos: 100 rev 01, 101 rev 01, 115, 120 rev 02, 120 rev 02.

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: 100 rev 01, 101 rev 01, 115, 120 rev 02, 120 rev 02;

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

It is firstly noted that permitted development rights were removed from these properties within the Chalcot Estate when they were built in the 1970s. However, the principle for the proposed works has already been established through a number of previous permissions, nos. 8, 9, 10 and 17 in particular (refs. 2014/1437/P, 2021/4062/P, 2012/4493/P and 2022/2277/P respectively). Similar works are also noted as having taken place at nos. 1, 2, 3 and 12 within Briary Close. The main considerations are therefore the impact of the proposal on the character and appearance of the host property and on neighbouring amenity.

The uPVC framed window proposed at the front would closely match the design, material and proportions of other existing windows within the Close which have also replaced garage doors. Therefore, while uPVC material would not normally be acceptable on both sustainability and aesthetic grounds, in this particular context, the proposed window would integrate well with existing fenestration at the property and within the Close, and is acceptable in design terms.

Whilst it is recognised that the property sits within a controlled parking zone (Belsize CPZ, identified as CA-B), the property benefits from an off-street parking space on the private road in front of the property and shares additional parking spaces within the Close. Therefore, although the loss of the garage parking space is contrary to policy, it is considered that on balance, the loss would not prejudice current street parking conditions in the wider locality given existing parking arrangements. As such, the conversion of the garage space to provide additional habitable space is considered to be acceptable, especially as the principle has already been established in a number of cases within the Close.

Permission is also sought for works to replace uPVC framed sliding doors and glazed top panels at rear ground floor level with aluminium framed sliding doors. As stated above, the use of aluminium material is considered to be preferable to uPVC on both sustainability and aesthetic grounds. The external dimensions of the doors would be positioned within the original opening, would integrate well within the rear elevation of the property and neighbouring properties, and would not be widely visible. As such, the proposals are acceptable.

Due to the nature of the proposed alterations to the front elevation, and the distance between buildings, there would not be any significant harm arising to the amenity of neighbouring occupiers. Equally, there are no amenity concerns at the rear of the property given that the proposed sliding doors would replace existing doors and glazed top panels of similar proportions and position.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1, CC1 and T1 of the Camden Local Plan 2017, 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) 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-householder-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 above the printed name and title.

Daniel Pope
Chief Planning Officer