

Application ref: 2022/4061/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 29 March 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

www.camden.gov.uk/planning

TG Studio
91A - 91B Heath Street
London
NW3 6SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
29 Thurlow Road
London
NW3 5PH

Proposal:

Erection of a single storey infill extension, alteration to the fenestration treatment and external staircase arrangement all to the flank elevation and new hard and soft landscaping works to the front elevation.

Drawing Nos: P200, P210, P211, P212, P220, P221 REVA, P100, P300 REVA, P310 Proposed front elevation, P310 Propose rear elevation, P312 REVA, P320 REVA, P560, P561 and Design and Access Statement by Studio Architecture and Interior Design dated 15th September 2022.

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; P200, P210, P211, P212, P220, P221 REVA, P100, P300 REVA, P310 Proposed front elevation, P310 Propose rear elevation, P312 REVA, P320 REVA, P560, P561 and Design and Access Statement by Studio Architecture and Interior Design dated 15th September 2022.

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.

Planning permission is sought for alterations to the fenestration on the lower ground floor elevation, erection of a single storey infill extension below the existing raised ground floor level extension and replacement of existing single glazed timber sash windows with conservation double glazed timber sash windows. The existing two single timber sash windows would be replaced with a timber framed door and alteration to the external staircase all to the flank elevation facing Eldon Grove.

The proposed alterations and extension on the flank west side of the building would be in keeping with and subservient to the architectural character of the building. The extension would sit subordinately in relation to the existing building and would be constructed with matching bricks.

It is proposed to replace the existing single glazed windows with double glazed fittings. The proposed timber sash windows would be sympathetic to both the host property and surrounding area and are therefore considered acceptable. Likewise the replacement of the lower ground floor window with a new door and as revised the proposed door is considered appropriate for its setting. Moreover, the introduction of glazing bars within the proposed door and the installation of the new windows at lower-ground floor level would match the fenestration of the host property.

The alterations to the external staircase to the side would improve access and daylight into the lower-ground floor flat and the proposed alterations at lower ground floor level would not be readily visible or prominent from the street and are considered to be in keeping with the design of the building.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection was received from the owner/occupier of Flat 2 in regards to the proposed excavation at lower ground floor level. However, this element of the scheme has now been omitted from the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the Hampstead Neighbourhood Plan 2018, 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-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer