

Application ref: 2023/0526/P
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Date: 18 April 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

S Roberts Architects Ltd
2 Parkway Close
Welwyn Garden City
Hertfordshire
AL8 6HJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Savernake Road
London
Camden
NW3 2JP

Proposal:
Erection of a glazed canopy with integrated guttering on the eastern elevation wall.

Drawing Nos: 290-SK-124, dated 22/12/2022, Rev: 2
290-SK-130, dated 22/12/2022, Rev: 00
290-SK-131, dated 22/12/2022, Rev: 00
290-SK-132, dated 31/01/2023, Rev: 00
290-SK-133, dated 06/03/2023, Rev: 01
290-SK-134, dated 05/03/2023, Rev: 00

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:
290-SK-124, dated 22/12/2022, Rev: 2
290-SK-130, dated 22/12/2022, Rev: 00
290-SK-131, dated 22/12/2022, Rev: 00
290-SK-132, dated 31/01/2023, Rev: 00
290-SK-133, dated 06/03/2023, Rev: 01
290-SK-134, dated 05/03/2023, Rev: 00

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a glazed canopy with integrated guttering on the eastern elevation wall.

The proposed glazed canopy will be located above an existing sliding door and measures at 2.55m aboveground and a depth of approximately 3.8m. The width of the glazed canopy is 1.2m which will be built upon the side boundary timber trellis. It is considered that the proposed glazed canopy would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

The glazed canopy is adequately setback from the street and would have limited visibility from the public realm, ensuring no harm is caused to the character and appearance of the host building and surrounding 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 proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. This and the planning history of the site have 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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



Daniel Pope
Chief Planning Officer