

Application ref: 2022/3446/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Quod  
8-14 Meard Street  
London  
W1F0EQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**117-122 Kiln Place**  
**London**  
**NW5 4AP**

Proposal: Variation of Condition 3 (Approved Plans) of ref. 2017/4472/P dated 11/12/2017 for the replacement of the existing timber louvre screen with low front garden walls and private amenity space including alteration to landscaping and provision of communal pathway; namely, the replacement of the approved brick walls with timber fences.

Drawing Nos: Design & Access Statement prepared by Peter Barber Architects dated July 2017, Cover letters prepared by Quod dated 4/08/17 and 14/07/22; 116\_L\_001 rev M; 116\_L\_01X PO3; Site location plan (116B\_P\_00X PO2); 116B\_L\_01P PO3; 116B\_E\_01 P06; and 116MMA\_L\_100 P04.

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 the original permission ref. 2017/4472/P dated 11/12/2017.

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: Design & Access Statement prepared by Peter Barber Architects dated July 2017, Cover letters prepared by Quod dated 4/08/17 and 14/07/22; 116\_L\_001 rev M; 116\_L\_01X PO3; Site location plan (116B\_P\_00X PO2); 116B\_L\_01P PO3; 116B\_E\_01 P06; and 116MMA\_L\_100 P04.

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 if in CA] of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposed development seeks to vary condition 3 of planning permission ref. 2017/4472/P (dated 11/12/2017) for the 'Replacement of the existing timber louvre screen with low front garden walls and private amenity space including alteration to landscaping and provision of communal pathway'

The extant planning permission specified that the boundary treatments enclosing the new front gardens would be brick walls. The proposed variation seeks to construct the boundary treatments from timber 'hit and miss fencing'. This would result in increased individual private amenity to these properties as well as enhancing the approach to the existing communal entrance to the block. Overall, the proposals are considered to represent a high standard of design which successfully addresses the surrounding residential properties.

The proposed replacement of boundary treatments would not have a harmful impact on neighbouring amenity in terms of daylight or sunlight.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF 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](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.

- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 above the printed name and title.

Daniel Pope  
Chief Planning Officer