

Application ref: 2022/3447/P
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Date: 10 May 2023

Development Management
Regeneration and Planning
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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)

Full Planning Permission Granted

Address:

**Land adjacent to 122 and 133 Kiln Place
London
NW5 4AP**

Proposal: New front entrances and private amenity space for 121 and 122 Kiln Place, new communal walkway between 122 and 133 Kiln Place and the provision of a caretaker store.

Drawing Nos: L_080_P01 Site Location Plan; L_090_P01 Existing and Proposed Lower Ground Floor Plans; L_100_P01 Existing and Proposed Ground Floor Plans; and L_200_P01 Existing and Proposed Sections and Elevations

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: L_080_P01 Site Location Plan; L_090_P01 Existing

and Proposed Lower Ground Floor Plans; L_100_P01 Existing and Proposed Ground Floor Plans; and L_200_P01 Existing and Proposed Sections and Elevations

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.

The proposed development seeks to install a new front entrance and private amenity space for 121 and 122 Kiln Place, a new communal walkway between 122 and 133 Kiln Place and the provision of a caretaker store.

The proposal includes new entrances and amenity space for the existing residents of 121 - 122 Kiln Place will result in an increase in private amenity space. The layout and design of the front entrances would be similar to those implemented under reference 2017/4472/P and so would be in keeping with the existing character and are acceptable.

The materials would be the same as those that would be used for the new front entrances already approved by application 2014/6697/P and 2017/4472/P. This will ensure consistency across the wider estate improvement and landscaping works.

The proposed communal pathway will improve movement through the site and allow better connectivity.

The proposed front entrances and amenity space would not have a harmful impact on neighbouring amenity in terms of daylight or sunlight.

The planning and appeal 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) 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