

Application ref: 2023/1757/P
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Date: 18 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Mr Boaz Yariv
Flat 1
48 Kentish Town Road
London
NW1 9Pu
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

48 Flat 1
Kentish Town Road
London
Camden
NW1 9PU

Proposal: Replacement of existing sliding aluminium back door at ground floor level with new aluminium doors.

Drawing Nos: Planning and listed building consent application for replacement of back garden door, Site Plan, SF55-A-01C, SF55-A-02B, SF55-A-02D, SF55-A-03B, SF55-A-04B, SF55-A-05B, SF55-A-06B, SF55-B-01, SF55-C-01, SF55-C-02, SF55-C-04, Garden Door Replacement (Proposed/Existing 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 Planning and listed building consent application for replacement of back garden door, Site Plan, SF55-A-01C, SF55-A-02B, SF55-A-02D, SF55-A-03B, SF55-A-04B, SF55-A-05B, SF55-A-06B, SF55-B-01, SF55-C-01, SF55-C-02, SF55-C-04, Garden Door Replacement (Proposed/Existing 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a pair of semi-detached houses built in the early nineteenth century. The site is a Grade II listed building in the Jeffery's Street Conservation Area.

The proposal seeks planning permission for the replacement of the existing aluminium sliding back door at ground floor level with new aluminium doors.

An associated listed building consent has recently been approved for the proposed works (2023/1756/L).

Council's Conservation Officer has reviewed the proposal, noting that the subject doors are part of an extension granted in 1976 and that the extension is of no architectural merit. The proposal is considered to preserve the character and appearance of the host building and conservation area.

The proposal is not considered to result in any new amenity related effects as the proposed doors will replace existing doors in the same location and will be of the same size as the existing doors.

No objections have been received to the public consultation. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Building and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with

the London Plan 2021 and the NPPF 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.

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