

Application ref: 2023/2678/P
Contact: Alex Kresovic
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Date: 16 August 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

Cadhome Design Ltd
Suite 201
Churchill House
120 Bunns Lane
London
NW7 2AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
54 Dennington Park Road
London
NW6 1BD

Proposal: Alterations to the rear including replacement of existing external stair and associated wrought iron balustrade, windows and French doors at the raised ground floor flat and installation of a new dwarf safety rail at lower ground floor level.

Drawing Nos: TQRQM23077054912337 dated 18 March 2023,
CHD-1068-EP-100 dated 03/2023,
CHD-1069-EE-300 dated 03/2023,
CHD-1069-EE-301 dated 03/2023,
CHD-1069-PE-311 REV: B dated 08/03/2023,
CHD-1069-PE-313 REV: B dated 03/2023, and
Design & Access Statement prepared by Caleb Kamara-Taylor.

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:

TQRQM23077054912337 dated 18 March 2023,
CHD-1068-EP-100 dated 03/2023,
CHD-1069-EE-300 dated 03/2023,
CHD-1069-EE-301 dated 03/2023,
CHD-1069-PE-311 REV: B dated 08/03/2023,
CHD-1069-PE-313 REV: B dated 03/2023, and
Design & Access Statement prepared by Caleb Kamara-Taylor.

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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

The proposed remedial works to the rear of the raised ground floor flat consist of the replacement of the existing stair and associated wrought iron balustrade and the replacement of the existing uPVC and metal windows and French doors. The installation of a new dwarf safety rail protection is also proposed to rear light-well at lower ground floor level.

This is considered acceptable and would be an improvement on the existing situation, both in terms of design and materiality as the proposal replaces uPVC and metal materials with timber frames, and concrete steps are replaced with stone, which provides a more traditional architectural style, which is more in keeping with the character of the conservation area. The proposal is also not visible from the public realm, which contributes to there being no harm. Thus, the proposal would not result in harm to the character and appearance of the host property, and is on this basis deemed to be acceptable.

Given the scope of the works, and that no new window openings are proposed, it is not considered there would be any impact to neighbouring residential amenity.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

As such, the proposal is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and 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', written in a cursive style.

Daniel Pope
Chief Planning Officer