

Application ref: 2023/2506/P  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 15 September 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Brisco Loran  
Ground Floor Shop  
165 Battersea High Street  
London  
SW11 3JS

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 1st Floor**  
**53 Hollycroft Avenue**  
**London**  
**NW3 7QJ**

Proposal:

Replacement of 2 x rear 1st floor windows with timber-framed doors and installation of 2 x metal balustrades with timber handrails.

Drawing Nos: Site location plan; A081-A-(00-)001, 002, 101, 201, 301; A081-A-(02-)101 rev A, 201 rev A, 202, 301 rev A, 601; Design and Access Statement (rev A) from Brisco Loran dated August 2023.

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: Site location plan; A081-A-(00-)001, 002, 101, 201, 301; A081-A-(02-)101 rev A, 201 rev A, 202, 301 rev A, 601; Design and Access Statement (rev A) from Brisco Loran dated August 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies SD4 and SD6 of the Redington & Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves lowering the cills of 2 rear windows located within an existing 1st floor bay in order to accommodate timber framed, double-glazed doors. An associated alteration would involve the installation of 2 metal balustrades with timber handrails in front of the proposed doors. The proposed materials, altered opening and glazing pattern would ensure that the alterations would closely match the appearance of existing fenestration at the rear of the host building and would be in-keeping with the appearance of existing doors and balustrading at a number of neighbouring properties.

The position at the rear of the building is noted as being mainly concealed from public views from within Ferncroft Avenue to the south-west. The majority of the altered opening would also be screened by an existing brick parapet situated on top of the bay. As a consequence, the alterations would not be widely visible.

Overall, therefore, the proposal would preserve the character and appearance of the host building and wider Redington Frognal Conservation and Neighbourhood Areas, and is acceptable.

There are no amenity concerns as the proposed doors would replace existing windows in the same position and the proposal does not involve or allow balcony access.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Frognal Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies SD4 and SD6 of the Redington & Frognal Neighbourhood Plan 2021, the London Plan 2021 and the 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](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.

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.

Daniel Pope  
Chief Planning Officer