

Application ref: 2023/3474/P
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Date: 22 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Freedom Homes Architects
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2B Tanza Road
London
Camden
NW3 2UB

Proposal:

Existing timber French doors to be replaced with aluminium French security doors.

Drawing Nos: TR-R00-EX-104; TR-R02-PR-103; TR-R02-PR-102; TR-R02-PR-107;
TR-R02-PR-104; TR-R02-PR-105; TR-R00-EX-103; TR-R00-EX-102; TR-R00-EX-101;
TR-R02-PR-106; TR-R00-EX-105

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 TR-R00-EX-104; TR-R02-PR-103; TR-R02-PR-102;

TR-R02-PR-107; TR-R02-PR-104; TR-R02-PR-105; TR-R00-EX-103; TR-R00-EX-102; TR-R00-EX-101; TR-R02-PR-106; TR-R00-EX-105

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 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).

- 2 Reasons for granting permission/consent-

The proposal is for the installation of aluminium French security doors to the side elevation. The proposed doors would replace the existing timber French doors within the same opening and would match them in terms of proportions, glazing patterns and detailing, the only difference being the material. Generally in conservation areas replacement windows and doors should be the same material as the original windows, however as the replacement door is located at ground floor level to the rear of the building, where it would not be visible other than in views from the garden, the proposals would preserve the character and appearance of the host building and the wider South Hill Park Conservation Area and therefore are acceptable.

There are no amenity concerns as the French doors will replace the existing doors.

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 South Hill Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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, the London Plan 2021 and the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer