

Application ref: 2023/4501/P
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Date: 15 January 2024

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

Manea Kella
22-24 Prince of Wales Road
London
NW5 3LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**46 Hollycroft Avenue
London
NW3 7QN**

Proposal:

Replacement of rear glazed doors with new steel framed doors at ground and lower ground levels, reinstatement of traditional sash window to rear at ground level and introduction of a new balustrade to rear at ground level.

Drawing Nos: 046-MK-E0100, 046-MK-E0121, 046-MK-E0122, 046-MK-E0161, 046-MK-E0162, 046-MK-P0121, 046-MK-P0122, 046-MK-P0161, 046-MK-P0162, Planning Statement 17.10.23.

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 046-MK-E0100, 046-MK-E0121, 046-MK-E0122, 046-MK-E0161, 046-MK-E0162, 046-MK-P0121, 046-MK-P0122, 046-MK-P0161, 046-MK-P0162, Planning Statement 17.10.23.

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 and policies SD1 and SD2 of the Redington Frognal Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The proposed works are relatively minor in nature and all elements of the proposal are located to the rear, and would not be visible from the public realm. It is noted that the rear of the property already comprises a more modern rear extension, and the materials and design of the windows, doors and railings are appropriate given the context. The proposal is considered to preserve the character and appearance of the host building, surrounding area and conservation area.

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

Given the nature and scale of the proposal, and distance of the application building from other surrounding buildings, the proposal would not cause any amenity concerns in terms of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The Redington Frognal Neighbourhood Forum confirmed that they have no comments in relation to the application.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan and policies SD1 and SD2 of the Redington Frognal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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-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