

Application ref: 2023/4215/P
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Date: 16 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

Paper Project a+d
The Sawmills
Duntshill Road
(Off Flock Mill Place)
London
SW18 4QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Priory Terrace
London
NW6 4DG

Proposal:

Installation of canopy over front door and open metal guard railings to windows at first floor above front door

Drawing Nos: 23579_PL_001, 23579_PL_002, 23579_PL_003, 23579_PL_004,
23579_PL_005, 23579_PL_011, 23579_PL_012A, 23579_PL_013, 23579_PL_014,
Fire Statement, Design and Access/Heritage Statement.

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 begin no 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:

23579_PL_001, 23579_PL_002, 23579_PL_003, 23579_PL_004,
23579_PL_005, 23579_PL_011, 23579_PL_012A, 23579_PL_013,
23579_PL_014, Fire Statement, Design and Access/Heritage Statement.

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for external alterations to the existing facade of the building, consisting of a canopy over the front door and new metal railings to the first floor front windows. The proposed canopy would be a solid rendered piece with an edge detail similar to the door architrave. The top of the canopy would feature a lead covering and wrap over the edge similar to the top parapet. It would project 60cm to provide a small area of shelter before accessing the property.

The proposed metal railings would be painted black and fixed to the walls either side of the large long windows; this would provide safety for the users opening the windows within the first floor. The proposed canopy and metal railings would add detailing to the front façade of the building, which can also be seen on a number of other properties in close proximity to the subject building.

By virtue of their design, materials and the minor scale of the proposed alterations, they would be in keeping with the character and appearance of the host building and the surrounding conservation area.

Given the minor nature of the proposal, the alterations are not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general

accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan the London Plan 2021 and NPPF 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 2023.

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