

Application ref: 2023/5356/P
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Date: 12 March 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

Nancy Gouldstone Architects
The Vineyards
36 Gloucester Avenue
London
NW1 7BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Coach House
26A Upper Park Road
London
NW3 2UT

Proposal:
Replacement of first-floor windows on front elevation with French windows and Juliette balconies, and deeper cill to ground floor window with metal planter.

Drawing Nos:
138-PL3-SITE PLAN, 138-PL3-EX01-00, 138-PL3-EX02-00, 138-PL3-EX03-00, 138-PL3-EX04-00, 138-PL3-EX07-00, 138-PL3-GA01-00, 138-PL3-GA02-00 rev A, 138-PL3-GA03-00 rev A, 138-PL3-GA04-01 rev B, 138-PL3-GA06-00 rev A, 138-PL3-GA07-00 rev A, 26A UPPER PARK ROAD DESIGN & ACCESS STATEMENT FRONT FAÇADE December 2023 by Nancy Gouldstone Architects.

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:

138-PL3-SITE PLAN, 138-PL3-EX01-00, 138-PL3-EX02-00, 138-PL3-EX03-00, 138-PL3-EX04-00, 138-PL3-EX07-00, 138-PL3-GA01-00, 138-PL3-GA02-00 rev A, 138-PL3-GA03-00 rev A, 138-PL3-GA04-01 rev B, 138-PL3-GA06-00 rev A, 138-PL3-GA07-00 rev A, 26A UPPER PARK ROAD DESIGN & ACCESS STATEMENT FRONT FAÇADE December 2023 by Nancy Gouldstone Architects.

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.

The works seek to replace the first-floor windows on the building's front elevation, replace the downpipe, and heighten the parapet. The windows are currently two one-over-one sash windows, which would be replaced with two French doors with Juliet balconies.

The new windows would be timber-framed with a painted finish. The balconies similarly would be painted white to match the façade. The balcony balustrades initially proposed were considered overly decorative for the modest nature of the coach-house, and therefore the balustrades have been simplified in alignment with those seen nearby on the front elevation of No 13/15. The increased parapet height is considered to improve the front façade of the host building. The existing stainless steel downpipe and hopper would be replaced with a wrought iron one, which would be more sympathetic to the property.

Overall the works are considered appropriate and sympathetic to the host building and wider Parkhill 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.

The proposed works are not considered to cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration etc. The windows, although taller, are in the same position as the existing windows, and

the Juliet balconies are not considered large enough to have a harmful impact the neighbouring properties in terms of outlook or overshadowing, nor does their position mean they are likely to cause any material harm to the privacy of nearby habitable windows.

One objection was received from the Parkhill CAAC in regard to an inappropriate level of ornamentation to the Juliet balconies; however, this objection was subsequently withdrawn in light of the revised balustrade design. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017, as well as 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 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

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

Daniel Pope
Chief Planning Officer