

Application ref: 2024/0735/P
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Date: 25 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Manea Kella
39-41 Lonsdale Road
London
NW6 6RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Vane Close
London
NW3 5UN

Proposal:
Replacement of existing garage door with window; enclosure of rear entrance portico; enclosure of front entrance portico; and replacement of ground floor front window with patio doors.

Drawing Nos: 048-MK-E0100, 048-MK-E0121, 048-MK-E0122, 048-MK-P0121, 048-MK-P0122, Planning Statement (prepared by Manea Kell, dated 22 February 2024)

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:

048-MK-E0100, 048-MK-E0121, 048-MK-E0122, 048-MK-P0121, 048-MK-P0122, Planning Statement (prepared by Manea Kell, dated 22 February 2024)

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:

Along the rear elevation the existing garage door will be replaced with a new timber framed three-panel window to match the design of the existing windows above. The opening will be closed and cladded with brick to match existing. The existing external door will be brought forward and repositioned to enclose the portico and replaced with a timber framed door. Works to the front elevation comprise replacement of the first-floor front window with aluminium framed patio doors and enclosing the front portico with timber clad walls, timber door, and glazed corner window. The arched canopy which is a prominent feature of the terrace would be retained.

The use of aluminium and timber materials are considered acceptable in the context of the 20th century terraces, and for use within the wider Conservation Area. Overall, works are considered minor and will maintain the design intent and character of the host building and the wider ground of terraces. Given the lack of visibility of the site from the public realm, they are not considered to harm the character and setting of the wider Fitzjohns Netherhall Conservation Area.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site has been 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 Fitzjohns Netherhall 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.

As such, the proposed development is in general accordance with policies A1,

D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer