

Application ref: 2024/0401/P
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Date: 30 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Hollycroft Avenue
London
NW3 7QN

Proposal:
Installation of four new meter boxes and associated pipework to flats (retrospective).

Drawing Nos: Design Access and Heritage Statement Jan 2024;
(20240112_23012771_PLN_), LOC_2.1, SI_3.1, SI_4.1, EL_1.1, EL_1.2

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:

Design Access and Heritage Statement Jan 2024;
(20240112_23012771_PLN_), LOC_2.1, SI_3.1, SI_4.1, EL_1.1, EL_1.2

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 Reasons for granting permission.

The application site is a three-storey detached building sub-divided into four flats. It is located on the west side of Hollycroft Avenue set back from the road with steps up to the ground floor. It is identified as making a positive contribution to the within the Redington Froggnal Conservation Area.

Following emergency works the application seeks retrospection permission for the installation of gas riser pipework and meter cupboards to the front and side elevation. The property does not benefit from permitted development rights as it is divided into flats and in a conservation area. The alterations are relatively small scale works within the context of the building overall and would have limited visual impact on the Conservation Area.

The front elevation is set back from the street and the ground floor is at a higher level than the street accessed by external steps. While guidance advises any new pipework should be restricted to the side and rear elevations, any harm is minimised by the additional pipework positioned together on the side elevation and at a low level beneath the bay window to front elevation and are painted to match the existing utilities. The meter cupboards are discreet in appearance located on the side elevation and are screened further by the existing trees and hedges within the front garden. The alterations are considered acceptable as they are minor in the context of the building and benefit residents to ensure safe gas supply. Therefore, the proposals are considered to preserve the character and appearance of the host building and this part of the Redington Froggnal Conservation Area.

Given the minor nature of the development, there would be no impact on the neighbouring residential amenity.

No objections have been received prior to making this decision. The planning history of the site has been considered 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 s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD4, SD5 and SD6 of the Redington

and Frogna! Neighbourhood Plan 2021. The proposed development also accords with the London Borough of Camden 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-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