

Application ref: 2024/1885/P
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Date: 19 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

MORE design Ltd
2 Lambton Mews
London
N19 3DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Hargrave Place
London
N7 0BP

Proposal:
Installation of perforated metal screen and glazing to ground floor street frontage and new window to side elevation
Drawing Nos:

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:

130, 111, 110, 010 & 030.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the installation of perforated metal screen to the ground floor street frontage and a new window to side elevation. The front of the property at ground floor is currently a large, glazed window and door with a metal roller shutter in front. It is proposed to install a new glazed panel and door to replace the existing and install a perforated bronze metal screen for privacy in front of the window adjacent to the entrance door. It is also proposed to insert a new window in the ground floor side elevation.

The property is not listed and is not within a conservation area. It is the end property on a small terrace on the north side of Hargrave Place. The properties within Hargrave Place have a mix of appearance and materials, predominantly brick, render, and a variety of metal shutters/garage door and louvres and a variety of architectural styles. The works will include the refurbishment of the existing render frontage at ground floor to improve the appearance of the property, and it is considered that the metal screen would also result in an improvement in appearance over the existing metal security shutter that is in situ. The proposed new window to the side at ground floor will face onto an access road and is therefore not considered to result in any undue overlooking potential to any adjoining properties.

The design of the proposal is considered acceptable and would not harm the character or appearance of the host property or the wider area. The proposed works due to their nature, materials, and design, are not considered to cause any detrimental impact on visual amenity of the property or street scene and are therefore considered to comply with policies A1 and D1 of the Camden Local Plan.

No objections were received following statutory consultation. The site's planning and appeals history was taken into consideration prior to making this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 2 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.

- 3 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.

- 4 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).

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