

Application ref: 2024/0604/P
Contact: Fast Track GG
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Date: 24 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Simon Merrony Architects
34 Thames Street
Sunbury on Thames
TW16 6AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
62 Avenue Road
London
NW8 6HT

Proposal:
Erection of retractable canopy to rear garden.

Drawing Nos: 2024/04/L01; 2024/04/PE01 Revision A; 2024/04/PE02 Revision A;
2024/04/PE03 Revision A; 2024/04/PE04 Revision A; 2024/04/PP01 Revision B;
2024/04/PP02 Revision B; 2024/04/PP03 Revision B; 2024/04/PP04 Revision B;
2024/04/PP05 Revision B; 2024/04/PP06 Revision B.

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: 2024/04/L01; 2024/04/PE01 Revision A; 2024/04/PE02 Revision A; 2024/04/PE03 Revision A; 2024/04/PE04 Revision A; 2024/04/PP01 Revision B; 2024/04/PP02 Revision B; 2024/04/PP03 Revision B; 2024/04/PP04 Revision B; 2024/04/PP05 Revision B; 2024/04/PP06 Revision B.

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.

- 4 The frame of the canopy is to be in a white finish and the retractable cover material in a light grey finish as per details on drawing No. 2024/04/PP06 Revision B.

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.

- 5 The side and rear panels of the proposed structure shall not be filled in to create an enclosed structure.

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.

Planning permission was granted on 15th March 2017 (2016/4931/P) for the erection of a two storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse.

The proposal seeks the erection of a retractable canopy to the rear garden.

Following officer advice and to overcome our concern, a revision was received to reduce the width of the canopy as it was proposed to be full width across the main rear section of the back of the house. The revised canopy would still provide a large awning to the property. As the rear elevation is stuccoed and the windows are white, another revision was submitted about the colour of the canopy structure and the awning as the frame was originally meant to be in brown and the cover in grey. This was considered very dominant when seen against a light backdrop. The frame is now proposed to be in white and the cover in light grey. A condition has been attached to the decision in this regard.

Overall therefore, the proposed retractable canopy is considered to be

sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building and streetscene, and as such, is acceptable.

As the house is set in such generous grounds with no impacts on the public realm, it is felt that no harm will be caused.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

The canopy is set sufficient distance from neighbouring properties to ensure no adverse impact in respect of privacy or daylight, therefore the proposal protects the amenity of neighbouring occupiers.

As such, the proposal is in general accordance with policies A1, CC1, D1 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 2021.

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 centered on the page.

Daniel Pope
Chief Planning Officer