

Application ref: 2024/2110/P
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Date: 3 July 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

Firstplan
Broadwall House 21
Broadwall
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
26 Priory Road
London
NW6 4SH

Proposal: Installation of a window to side elevation on upper ground floor to serve Flat 4.
Drawing Nos: 2350-00; 2350-01; 2350-02; 2350-03; 2350-04; 2350-05 (PROPOSED SECTION AA AND WINDOW DETAILS); 2350-05 (PROPOSED ELEVATION BB); 2350-07; 2350-08; Location plan; Planning letter dated 24 May 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:

2350-00; 2350-01; 2350-02; 2350-03; 2350-04; 2350-05 (PROPOSED

SECTION AA AND WINDOW DETAILS); 2350-05 (PROPOSED ELEVATION BB); 2350-07; 2350-08; Location plan; Planning letter dated 24 May 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:

The application site is located at the eastern side of Priory Road. The application building is not listed but lies within the Priory Road Conservation Area. The application building is a double fronted detached stucco building divided into flats. The proposal would only relate to Flat 4 which is located at the rear of the upper ground floor.

The proposed new window would be a timber sash window in keeping with other existing windows of the host property. Given its installation to the side elevation, it is considered there would be limited visual impact on the public realm nor any neighbouring properties. It is therefore considered that the proposal would preserve the character and appearance of the host building and Priory Road Conservation Area.

In terms of amenity impact, the proposed window would be sited at a slightly higher level than an existing side window of the adjoining neighbour at No.24. It is considered that the resulting degree of mutual overlooking would not be unacceptable. Given the nature and the scale of the proposed work, it would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook.

No objections were received following statutory consultation. The planning history of the site has been 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 London Borough of Camden Local Plan 2017. The proposed development also accords with policies of 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-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