

Application ref: 2024/1781/P
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Date: 22 July 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

Mr Armin Ghojehvand
Flat 65
Gilbey House
38 Jamestown Road
London
NW1 7BY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 65
Gilbey House
38 Jamestown Road
London
NW1 7BY

Proposal: Replacement of balcony doors with new doors.

Drawing Nos: Site location plan, 500135 Armstrong & Ghojehvand DWG - Frame dimension, 500135 Armstrong & Ghojehvand DWG - Door elevation, 500135 Armstrong & Ghojehvand DWG - Photos of existing doors, 500135 Armstrong & Ghojehvand DWG - Door sections, 500135 Armstrong & Ghojehvand DWG - Frame sections.

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:

Site location plan, 500135 Armstrong & Ghojehvand DWG - Frame dimension, 500135 Armstrong & Ghojehvand DWG - Door elevation, 500135 Armstrong & Ghojehvand DWG - Photos of existing doors, 500135 Armstrong & Ghojehvand DWG - Door sections, 500135 Armstrong & Ghojehvand DWG - Frame sections.

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 existing doors have no historic value as they form part of a later extension to the building (8056/18356), and from the photographic evidence submitted are clearly in a poor state of repair. The replacement doors are timber framed with a glazing pattern to match the existing and are double glazed, which in this instance is acceptable as they are located within a later roof extension and the doors have limited visibility.

Overall, the proposal is sympathetic to and in keeping with the existing appearance of the host property in terms of the design, location, and materials, and would preserve the special architectural and historic interest of the listed building and the Regents Canal Conservation Area.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing openings with new ones. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Regents Canal Conservation Area, under s.66 and 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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