

Application ref: 2024/1983/P
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Date: 30 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

Mark Deniston
18 Chalcot Road
London
NW1 8LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Chalcot Road
London
NW1 8LL

Proposal:

Installation of white aluminium framed glass bi-fold doors to replace white wood framed bi-fold glass doors on top floor balcony at front

Drawing Nos: Design & Access Statement

Existing Front Elevation

Proposed Front Elevation

Location Plan

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 Statement, Existing Front Elevation, Proposed Front Elevation, Location Plan.

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 proposal is for the installation of white aluminium framed glass bi-fold doors to replace white wood framed bi-fold glass doors on the top floor balcony at the front. The building is within the Primrose Hill conservation area but is not listed. The building is a five storey, including basement, terraced townhouse.

The doors to be replaced open out onto the balcony on the third (top) floor of the property. They are set back from the front of the building but can be glimpsed from street level. It is proposed to replace the existing white timber doors with identical white double glazed aluminium framed doors to match those that they are replacing in design, dimensions and appearance. The only change is to the material not the physical appearance of the doors.

It is noted that other properties in the street have also replaced their balcony doors with metal frames and in one case grey coloured door frames. Due to the location and nature of the proposal it is considered that the works will not affect the setting or appearance of the conservation area and will not result in a change in the appearance of the host dwelling. The current bifold doors are not an original feature and therefore their replacement will not impact on the historic built environment of the conservation area.

Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and complies with policy A1 and D1 of the Camden Local Plan.

No objections were received prior to the determination of this application. The Primrose Hill CAAC raised no objection.

The planning history of the site and surrounding area were 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 Camden Local Plan 2017 and policy PH11 of the Primrose Hill Conservation Area & Management Strategy 2000. The proposed development also accords with 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer