

Application ref: 2024/3592/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 8 October 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

OMNI Architecture
699 High Road Leyton
Leyton
LONDON
E10 6RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Agincourt Road
London
NW3 2PD

Proposal: Installation of bi-folding doors to the rear/side elevation and replacement of timber framed sash windows with double glazed timber framed sash windows to the front elevation.

Drawing Nos: Design and Access & Heritage Statement, 9130 211, 9130 210, 9130 210, 9130 200, 9130 111, 9130 110, 9130 100, 9130 002, 9130 001.

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 and Access & Heritage Statement, 9130 211, 9130 210, 9130 210, 9130 200, 9130 111, 9130 110, 9130 100, 9130 002, 9130 001.

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 planning permission:

The proposal involves the installation of bi-folding doors to the rear/side elevation and the replacement of timber framed sash style windows to the front elevation with like for like double glazed replacements. The dwelling is within the Mansfield conservation area but is not listed. The property is three storeys high with a two storey rear element.

It is proposed to remove the ground floor rear window and a portion of the rear/side wall of the rear two storey element of the property and install two bi-fold doors in its place forming an 'L' shape. The bi-fold doors will be in a modern metal framed crittal style finish. The remaining windows to be replaced at the front of the property will be constructed from timber and will be double glazed sash style windows to match those of the existing dwelling in appearance and style.

The rear element of the property already has a window facing out towards the neighbouring property at No. 20 and it is not considered that the introduction of bi-fold doors will result in any additional overlooking. There is a separation distance between the proposed doors and the boundary fence with No. 20 of approximately 2 metres. Due to the nature of the works, it is considered that the proposal would not result in any 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. Mansfield CAAC were consulted and made no comment.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a householder application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also

accords with the Mansfield Conservation Area and Management Strategy 2008, 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-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