

Application ref: 2024/4289/P
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Date: 23 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
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London
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planning@camden.gov.uk
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Mr Jeremy Gruber
54 Wedmore street
London
N19 4BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Talacre Road
London
NW5 3PH

Proposal:
Replacement of existing windows and doors to the rear ground floor with sliding doors.

Drawing Nos: Site Location Plan; 210 P01; 211 P01; 215 P01; 216 P01; 220 P01; 221 P01; Floor Plans & Photographs (x 3 pages); Proposed Sliding Doors Mock-up Photograph; Design and Access Statement dated 03/12/2024 (x 5 pages).

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; 210 P01; 211 P01; 215 P01; 216

P01; 220 P01; 221 P01; Floor Plans & Photographs (x 3 pages); Proposed Sliding Doors Mock-up Photograph; Design and Access Statement dated 03/12/2024 (x 5 pages).

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 host building is a three-storey, terraced property, located in the West Kentish Town Conservation Area. The property is identified as a positive contributor in the West Kentish Town Conservation Area Appraisal adopted in September 2005. It is described there that 'Nos. 3-9 Talacre Road are the earliest buildings and date to before 1849' and that 'Nos 1-9 are very similar to the houses in Marsden Street being three storeys high and plainly detailed.'

Whilst the property is located in the West Kentish Town Conservation Area, the proposed aluminium triple glazed sliding doors are located at the rear of the property, at ground floor level, and would not be prominent in public views. Furthermore, it is also considered that the proposed use of aluminium is preferable to uPVC on both design and sustainability grounds.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and West Kentish Town Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

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. West Kentish Town CAAC and a local resident responded to say that they have no objection to the proposal. The CAAC also requested that the applicant considers the replacement of uPVC windows to the front elevation and upper floors of the rear elevation in due course.

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

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 above the printed name.

Daniel Pope
Chief Planning Officer