

Mr David Castle
19 South Hill Park Gardens
London
NW3 2TD

Application Ref: **2014/6172/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

7 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
56 Parliament Hill
London
NW3 2TL

Proposal:
Replacement of windows on the rear elevation involving the installation of two new doors to garden flat (Class C3).

Drawing Nos: Site Location Plan dated 16/04/2013, P/1, P/2, P/1A, P/2A, Design and Access Statement

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 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 CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: -Site Location Plan dated 16/04/2013, P/1, P/2, P/1A, P/2A, Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed doors to be installed on the rear elevation to the garden flat are considered to be in keeping with the scale, and location of the host building as well as the group of buildings of which it forms a part. The proposed single leaf doors are also considered to be of an appropriate design by virtue of their style reflecting the existing openings located on the rear elevation of the host building. Due to their sizes and locations, and the fact that there are existing openings in the location the development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, sense of enclosure or privacy.

The proposal is to be located on a minor façade (rear elevation) and would not be readily visible from the wider public realm, therefore the installation of the doors in the location is not considered harmful to the character or appearance of the host building, street scene or the South Hill Park Conservation Area.

10 neighbours were consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan 2011; and paragraphs

14, 17, 55 -66 and 126 -141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment