

Mr Michael Schienke  
Vorbild Architecture Limited  
31C Canteloves Road  
London  
NW1 9XR

Application Ref: **2014/6255/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

10 December 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**74 Chalk Farm Road**  
**London**  
**NW1 8AN**

Proposal:  
Installation of door and side panel to Belmont Street elevation.  
Drawing Nos: Site Location Plan A-(10)-001; A-(10)-110/A-(11)-110 Rev A; A-(11)-010/A-(11)-110; A-(10)-210/A-(11)-210 Rev A; A-(10)-010/A-(10)-110 Rev B; Design & 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 policy 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) 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 A-(10)-001; A-(10)-110/A-(11)-110 Rev A; A-(11)-010/A-(11)110; A-(10)-210/A-(11)-210 Rev A; A-(10)-010/A-(10)-110 Rev B; Design & Access Statement

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

- 4 The door hereby approved shall be fixed open against the Belmont Street elevation during deliveries.

Reason: To ensure the door does not impede pedestrian access in accordance with the requirements of policy CS11 (promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 The proposed door and side panel are similar in appearance to the existing service/utility doors on the Belmont Street elevation and are considered to be

appropriate in terms of location, materials and design. The proposal would not harm the character or appearance of the host building or street scene.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers. The proposal would prevent anti-social behaviour continuing in the existing recess behind the proposed door.

No objections have been received. The site's planning history has been 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment