

Mr Nicholas Meletiou
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Application Ref: **2015/2401/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Froggnal Lane
London
NW3 7DG

Proposal:

The alteration of the entrance, affixing timber panelling, the erection of a bin store and associated removal of a canopy along the east elevation and the replacement of the spiral external staircase and terrace to the north elevation.

Drawing Nos: 804 01, 804 02, 804 03, 804 04, 804 05, 804 07, 804 08, 804 09, 804 10, 804 A7, 804 P5.1, 804 PHT-01, 804 PHT-02 and 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 804 01, 804 02, 804 03, 804 04, 804 05, 804 07, 804 08, 804 09, 804 10, 804 A7, 804 P5.1, 804 PHT-01, 804 PHT-02 and 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 alterations at ground floor level would consist of the demolition of the existing glazed canopy and the replacement of the existing communal door both on the rear (east) elevation. The existing floor tiles would also be replaced and timber panels would be attached to the west elevation.

The existing communal door would be replaced with a timber framed door that would match the aesthetics of the host building. The new timber panels affixed to the west elevation are of a sympathetic material and which would not detract from the host buildings character. The proposed bin store aside the pathway leading to the east elevation, by virtue of its height and scale, would not be significantly visible from the public realm and would match the timber panels proposed to the west elevation.

The existing terrace to the north would be replaced with an enlarged terrace at first floor level. The proposed terrace would introduce two steel columns, an appropriate change in the design from the existing spiral staircase.

The proposed works are considered acceptable in design. As such, would not have a detrimental impact on the host building or wider conservation area.

The enlarged terrace would not allow any greater overlooking than the existing arrangement.

The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers in terms of loss of light or contribute to a sense of enclosure.

No objections and one support have been received. The site's planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS5, and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14,17 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