

Mr David Mercer  
DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2015/3704/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

24 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Agar Grove**  
**London**  
**NW1 9UG**

Proposal:  
Infilling of existing window to rear lower ground floor level.  
Drawing Nos: 1891-01, 1891-02, 1891-03, 1891-04, 1891-05 and Design and Access  
Statement dated 30.06.2015.

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 policies DP24, DP25 and DP26 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:

1891-01, 1891-02, 1891-03, 1891-04, 1891-05 and Design and Access Statement dated 30.06.2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal to infill the existing ground floor rear window is considered acceptable due to the location of the window and the proposed materials. The existing window would be bricked up with second hand London Stock bricks to match the existing brick work; and the existing brick arch and stone windowsill would be retained, helping to preserve the character and appearance of the host property. The development is to the rear ground floor of the property and is therefore not considered to harm the character or appearance of the wider Camden Square Conservation Area.

Although the proposal would see the loss of an original window to the ground floor flat bedroom, the primary south-facing window will be retained which will ensure the bedroom receives adequate daylight. Due to the conversion of the property into flats, the rear bedroom window directly overlooks the garden of 27A Agar Grove. The proposal would therefore reduce levels of overlooking of the neighbouring garden and improve the privacy of occupants of the application property.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site has been 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.

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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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 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).

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