

Mr David Hingamp
Archic
98 Bellenden Road,
London,
SE15 4RF

Application Ref: **2015/3856/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flat A 28 Steele's Road,
London,
NW3 4RE**

Proposal: Various external works including replacement of existing ground floor patio doors and sash windows with sliding doors, landscaping of rear garden, rendering of brickwork on the ground floor rear elevation and removal of the existing front door and creation of a new doorway into the existing utility room.

Drawing Nos: 1; 2 REV.A; 3; 4; 7; 8 REV.A; 9 REV.B; 10 REV.D; 12; 13 REV.A; and 16.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 1; 2 REV.A; 3; 4; 7; 8 REV.A; 9 REV.B; 10 REV.D; 12; 13 REV.A; and 16.

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

Informatives:

- 1 Reasons for granting permission:

Camden Planning Guidance (CPG1, paragraph 4.7) states that where it is necessary to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. The proposed sliding doors are not in the style of the originals, however on the western side of Steele's Road, a variety of rear additions have taken place several of which have had the effect of replacing the original fenestrations at ground floor level. In the context of the assortment of alterations which has resulted, the proposed sliding doors are considered acceptable.

Furthermore, the proposed doors would be located on a minor façade (rear elevation) at ground floor level and would not be visible from the street or from the wider public realm. As such they are not considered harmful to the character and appearance of the host building, street scene or the Eton Conservation Area.

In conservation areas original brickwork should not be rendered, however the proposal is not considered to harm the character or appearance of the host building and the area generally. The proposed render will match the existing white render unifying the rear elevation. Furthermore the buildings rear façade is not visible from the wider conservation area.

The simple design, form and materials of the proposed new railings are considered appropriate by virtue of their mirroring the existing metal railings at this site. The proposed landscaping is also considered appropriate to ensure a reasonable standard of visual amenity and would enhance the site as a whole.

The proposal to brick-up the existing front door with London yellow stock brick and to create a new doorway into the existing utility room for use as a bike shed is also considered acceptable. The choice of material proposed is considered sympathetic and the works would not be readily visible from the street or from the wider public realm. As such this would not be harmful to the character and appearance of the

Conservation Area.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objections have been received. 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, 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.

- 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