

Mr Brian Doherty
Quoin Building Consultants
The Lansdowne Building
Lansdowne Road
Croydon
Surrey
CR9 2ER

Application Ref: **2015/3752/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

24 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
112A West End Lane
London
NW6 2LS

Proposal:
Replacement of front door to property.

Drawing Nos: 100/01, 100/02, 100/502A, 100/503, 100/901, Design and Access Statement
Issue B dated July 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 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:

100/01, 100/02, 100/502A, 100/503, 100/901, Design and Access Statement Issue B dated July 2015.

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

Informative(s):

- 1 Reasons for granting permission

The site is part of a parade of shops along 104 - 112 West End Lane at ground floor level. This application relates to the access door to the residential flats above. The proposed replacement door will be a 4 panelled Victorian door with a transom light at the upper part of the door. The door will consist of a timber sub-frame within a white UPVC frame with a composite door and will match the character of the windows on the storeys above. It will replace the existing door which is in a poor condition and non-original. In design the replacement door is considered to be in keeping with the character of the Victorian host building and sympathetic to the character and appearance of the South Hampstead Conservation Area. It will be a more appropriate design than the existing door it replaces.

By virtue of its position and design, is not considered that the proposal would introduce any detrimental harm with regard to amenity to occupiers of neighbouring properties.

The site is not listed but is located within the South Hampstead Conservation Area and within the Fortune Green and West Hampstead Neighbourhood Forum area.

5 neighbours of surrounding properties were consulted. No objections have been received to date as a result of consultation. The site's planning history was 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 and the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-66 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