

Miss Emily Roberts  
Knight Frank LLP  
1 Marsden Street  
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Application Ref: **2015/4304/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

7 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 1**  
**28 Arkwright Road**  
**London**  
**NW3 6AA**

Proposal:  
Installation of double doors to rear elevation and installation of single door to side elevation  
(Retrospective)

Drawing Nos: Site Location Plan at 1:1250; 01.

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 shall be maintained in accordance with the following approved plans: Site Location Plan at 1:1250; 01.

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



Informative(s):

1 Reasons for granting permission

It is considered likely that the host building originally had doors in the same positions as the double doors at the rear of the building and the single door on the side elevation. Therefore, the openings do not detract from the architectural character, appearance and design of the host building. Neither do the openings cause any unacceptable overlooking towards nearby and neighbouring properties, particularly because they are at ground level.

It is not clear how much original joinery has been retained when the windows have been replaced; however, the works have been carried out to a satisfactory standard.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 Redington Froggnal Conservation Area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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

