

Mr Stephen Coleman
4orm
1-5 Offord Street
London
N1 1DH

Application Ref: **2015/6145/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

15 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33A St Augustine's Road
London
NW1 9RL

Proposal:
Demolition of rear conservatory; replace black painted metal front gate at ground floor level with painted timber door with glazed panels; replacement of various PVC windows and doors with timber-framed windows and doors; and alteration of front steps and garden wall.
Drawing Nos: 4031-X.01, 4031-X.03, 4031-P.03 Rev.B.

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 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: 4031-X.01, 4031-X.03, 4031-P.03 Rev.B.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The alterations are considered to be sympathetic changes that would improve the character and appearance of the host property. To the front, the existing uPVC window would be replaced with a timber sash window and the black metal gates replaced with a timber door with glazed panels. The use of timber is preferable to uPVC and would be compliant with Camden Planning Guidance. The widening of the front steps is considered a minor alteration that would not harm the appearance of the host building and would not be readily visible from the street.

To the rear, the proposal to demolish the existing conservatory is considered acceptable. The conservatory is dated and poor quality, and its demolition is considered to improve the appearance of the rear elevation. A new timber framed window would be installed into the existing aperture of the doorframe and the rest of the opening bricked up to match the existing brickwork. Although the new window would not be in line with the windows above, it would be installed into the aperture of the existing doorframe, and is not considered to cause further harm than the current situation. The existing uPVC door and aluminium framed window would be replaced with a new timber door and timber sash window which would be an improvement on the current situation.

On balance, the proposals are considered to preserve and enhance the character and appearance of the host property and the wider conservation area.

One comment has been received and duly taken into account prior to making this decision. The 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 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 7.11 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