

Mr Sham Mirpuri
27 Kingshill Drive
London
HA3 8TB

Application Ref: **2016/1214/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

7 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18a Kingdon Road
London
NW6 1PH

Proposal:
Installation of bay windows with a door to lower ground front facade and alterations to lower ground floor rear fenestration.

Drawing Nos: Site location plan (00-03-16); 02-03-16; 03-03-16; 04-03-16; 05-03-16; 04-03-16; 00-03-16.

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 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan (00-03-16); 02-03-16; 03-03-16; 04-03-16; 05-03-16; 04-03-16; 00-03-16.

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

- 3 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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed bay windows and alterations to the rear elevation were approved under planning permission ref: 2014/6949/P. This application assesses insertion of a door to the side of the approved front bay window and changes to the fenestration from timber to aluminium.

The proposed front door is considered acceptable in design and appearance. There are a number of neighbouring properties with front door from bay leading to the front garden. Therefore the proposed door would not harm the appearance of the host building or streetscene.

Most of the properties in the surrounding area have replaced their windows and doors with upvc units. Whilst this is contrary to policy, in context, the works are considered to be strong material consideration which indicates that no demonstrable harm will be caused and no harmful precedent would be set.

The proposed door is not considered to have a greater impact on its neighbour compared to the approved window and would not harm the amenity of adjoining property.

This consent solely relates to the external alterations. If the applicant proposes to use the lower ground floor as a separate studio unit, planning permission would be required.

One objection was received prior to making this decision and duly considered. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 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 2016 consolidated; and paragraphs 14, 17, 56 -66 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).

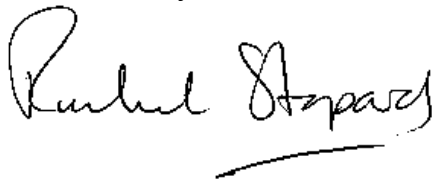
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Supporting Communities