

Ms Elinoar Haseen
Flat 2
21 Stanhope Road
London
N6 5AW

Application Ref: **2016/5601/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

15 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46A Arkwright Road
London
NW3 6BH

Proposal:
Insertion of a glazed timber framed side panel and a fixed double-glazed timber framed panel above a side entrance door to lower ground floor flat.
Drawing Nos: Site location plan; (46-ARK/-)S100, PL300 (existing), PL100, PL300 (proposed).

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 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (46-ARK/-)S100, PL300 (existing), PL100, PL300 (proposed).

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to insert a glazed timber framed panel to the left-hand side of an existing side entrance door to the lower ground floor flat, as well as, a fixed double-glazed timber framed panel above the same entrance door.

It is considered that in terms of materials, frame sizes, design, location and proportions, as well as, the lack of visibility of the panels from the public realm, that the proposals would not harm the character and appearance of the Redington Frognal conservation area, and as such, the proposals are in accordance with Council policies and guidelines, and are acceptable.

Concerns were initially raised with regard to the dimensions of the fixed panel above the entrance door and the imbalanced appearance that this would create in relation to the existing door and side elevation. Following Council advice on this matter, the applicant has submitted amended drawings which now include a side panel and lintel that achieve a more balanced appearance. These revisions are considered to be acceptable.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or harm from overlooking as the proposed panels would be located around an existing lower ground floor side entrance door that sits at a lower level than the neighbouring building that it faces and is mainly hidden behind an existing boundary wall that is positioned between the two properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise

and Regulatory Reform Act (ERR) 2013.

- 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.

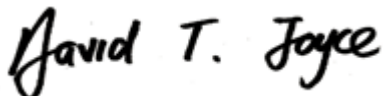
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Executive Director Supporting Communities