

Ms Mikki Parkes
1 Auden Place
London
NW1 8NA

Application Ref: **2016/2173/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

16 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Auden Place Nursery
1 Auden Place
London
NW1 8NA

Proposal: Alterations to ground floor door (Class D1).

Drawing Nos: Auden001E; Auden002E; Auden003E; Auden004E; Auden005E; Auden006E; Auden00 27/07/2016; Auden001 dated 16/06/2016 Auden002 dated 16/07/2016; Auden003E; Auden004 dated 27/07/2016; Auden006 dated 27/07/2016; Site Location Plan; Design and Access Statement dated 16/11/2016.

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 Auden001E; Auden002E; Auden003E; Auden004E; Auden005E; Auden006E; Auden00 27/07/2016; Auden001 dated 16/06/2016 Auden002 dated 16/07/2016; Auden003E; Auden004 dated 27/07/2016; Auden006 dated 27/07/2016; Site Location Plan; Design and Access Statement dated 16/11/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed alterations to the ground floor rear door are considered to be acceptable and would not cause harm to the host building or the wider conservation area. The rear door has been reduced in width from the existing to 1.2m, with an openable fanlight proposed above the door. The proposed door would result in the creation of one single door, as opposed to the existing two. The proposed door is considered an acceptable replacement and is in keeping with the character of the area.

The proposal also includes heat recovery ventilation to be installed on all three floors. The ventilation would require two 150mm external vents on each floor. Given the size and scale of the vents these are considered to be de minimis and do not require planning permission.

One objection was received from the CAAC relating to the installation of three side air condition (AC) units. The scheme has been amended to remove the originally proposed AC units and therefore the objection is no longer relevant. The CAAC supported the alterations to the rear door. No further comments have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. Furthermore, the proposal accords with Policies A1, D1 and D2 of the Draft Camden Local Plan 2015.

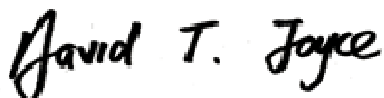
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities