

Mr Mike McKinlay  
Flat A  
80 College Place  
London  
NW1 0DJ

Application Ref: **2016/6186/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

21 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**80 College Place**  
**London**  
**NW1 0DJ**

Proposal:

Replacement of existing timber framed door and window at ground floor level to the rear with aluminium framed sliding doors.

Drawing Nos: OS Plan, Existing & Proposed Rear Elevation, Existing & Proposed Front Elevation Existing & Proposed Section AA, Existing & Proposed Ground Floor Plan, SCHUCO ASS70HI (Lift & Slide Door) Details, Design & Access Statement

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: OS Plan, Existing & Proposed Rear Elevation, Existing & Proposed Front Elevation Existing & Proposed Section AA, Existing & Proposed Ground Floor Plan, SCHUCO ASS70HI (Lift & Slide Door) Details, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed development is the replacement of existing timber framed door and window at ground floor level to the rear with aluminium framed sliding doors.

The site is located at 80A College Place Camden, which is a Victorian building containing flats. The site is not located in a conservation area and the buildings are not listed. The rear elevation of the site is also not visible from any public vantage points.

The existing building has timber framed windows on its rear elevation. There are a mix of window types on the rear elevations of neighbouring buildings in the area including timber, upvc and metal framed windows.

The proposed aluminium framed sliding doors in slate grey colour would be a contemporary alteration at ground floor level to the rear outrigger, which would complement the appearance and design of this building. Overall, the development would respect the character of the building and would preserve the character of the area. The development would also not impact on the amenity of the area.

No objections have been received and the planning history of the site has been 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 2016; and 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

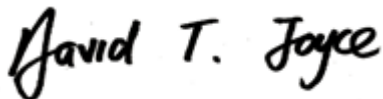
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities