

Dr Sam Jethwa
Flat 1
106 Greencroft Gardens
London
NW6 3PH

Application Ref: **2017/1037/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

11 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
106 Greencroft Gardens
London
NW6 3PH

Proposal:

Installation of metal framed bi-folding doors (height 3m width 3.5m) to rear elevation of ground floor flat following removal of door and windows (Use Class C3)

Drawing Nos: Existing Rear Elevation (Photo1) Received 22/02/17; Existing Site (Photo2) Received 22/02/17; Existing images / Location of proposed doors Received 05/06/17; Proposed door elevations Received 05/06/17; Proposed door details Received 05/06/17; IDSystems-BiFold-Door specification Received 23/03/17.

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 D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Rear Elevation (Photo1) Received 22/02/17; Existing Site (Photo2) Received 22/02/17; Existing images / Location of proposed doors Received 05/06/17; Proposed door elevations Received 05/06/17; Proposed door details Received 05/06/17; IDSystems-BiFold-Door specification Received 23/03/17.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development would involve the installation of metal framed bi-fold doors to the rear elevation of the property following the removal of no.1 door and window. Due to the existing extensions as well as the generous plot sizes to the host property and adjoining properties, the proposed bi-folding doors would be visually recessive, being visible in only a select few private views from outside the site. The development would therefore not lead to any impact upon public views/street scene. Due to the existence of similar bi-folding doors to properties in the local area at GF level, it is not considered that the proposed doors would appear incongruous within these limited private views. It is therefore considered that the development would not lead to any harmful impact upon the character and appearance of the host property, local area or surrounding conservation area; persevering its special character.

Due to their siting and scale, the proposed doors would not result in any detrimental impacts to neighbouring residents in terms of light, outlook, privacy or noise. The proposed works would not result in any transport concerns.

No objection comments were received in relation to the proposed development. The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the character and appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, A4 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

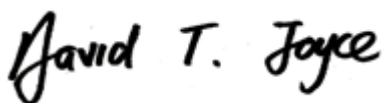
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 that 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, Judd St, Kings Cross, London NW1 2QS (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
Director of Regeneration and Planning