

Mrs Patricia Hickey  
bubble architects  
73 Mornington Street  
London  
NW1 7QE  
United Kingdom

Application Ref: **2017/3644/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

18 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**212 Camden Road**  
**London**  
**NW1 9HG**

Proposal: Install windows to side and rear elevation at lower ground and ground floor, increase the rear garden door opening, alter rear stair with enlarged landing.

Drawing Nos: Design & Access Statement, P-B1-D-003, P-00-D-004, E-N-D-005, E-S-D-006, E-W-D-007, P-Si-D-002, P-Si-D-012, P-00-D-014 Rev C, E-S-D-015 Rev C, E-N-D-016 Rev C, E-W-D-017 Rev C, X-AA-D-018 Rev C and P-B1-D-013 Rev C.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Design & Access Statement, P-B1-D-003, P-00-D-004, E-N-D-005, E-S-D-006, E-W-D-007, P-Si-D-002, P-Si-D-012, P-00-D-014 Rev C, E-S-D-015 Rev C, E-N-D-016 Rev C, E-W-D-017 Rev C, X-AA-D-018 Rev C and P-B1-D-013 Rev C.

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

- 4 The 1.8 metre high timber privacy screen shall be erected to the rear landing on the north boundary with 214 Camden Road in accordance with approved plan E-W-D-017 Rev C prior to commencement of use of the rear access stair and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The side elevation window at ground floor is to be a timber framed sash window to match the existing windows. The circular window at lower ground level shall also be timber framed and modestly sized (0.8m wide).

Whilst the glazed doors in the rear elevation are to have a contemporary appearance and aluminium frames, this is considered acceptable in the rear of the property where they shall not be widely visible. The stone stairs and timber framed window at lower ground level are considered acceptable in design terms and sympathetic to the main property. The 1.8m high privacy screen shall be installed prior to use and retained in perpetuity hereafter.

The proposed side elevation window at ground floor is to serve a stairwell and therefore it is unlikely occupants will be inhabiting this area for long. The circular window at lower ground level in the side elevation shall serve a bedroom, however given its position at lower ground level, occupants would not be able to see over the boundary fence. The applicant proposes a privacy screen between the rear stair landing and the neighbouring property at 214 Camden Road (secured via a condition of consent). The rear doors do not increase overlooking given there are already glazed doors in this location. The proposal would not cause any loss of light or outlook and the development is considered acceptable in terms of impact on amenity.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received prior to determination of this application. The site's planning history was 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 Camden Square 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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126141 of the National Planning Policy Framework.

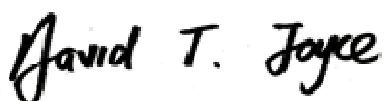
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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  
Director of Regeneration and Planning