

Rhys Govier
Savills
12 Windsor Place
Cardiff
CF10 3BY

Application Ref: **2017/5020/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

13 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
261 Camden High Street
London
NW1 7BU

Proposal:
Installation of new side entrance door at first floor level

Drawing Nos: Site location plan, (TD17/PM58/) E01, 01.

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 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: Site location plan, (TD17/PM58/) E01, 01.

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of a new door on the flank elevation of a rear extension at number 261 Camden High Street at first floor level. The residential unit was previously accessed via the retail unit below but following a reconfiguration of the retail unit, an alternative entrance was required for the occupiers of the flat above. The new entrance would allow the owners of the upper flat access to the shared decking area adjoining which is accessed from between retail units at 251 Camden High Street.

Whilst the door and adjacent side light would be uPVC which is not encouraged in Camden, it would match the doors and windows to the flats at the rears of 251-259 Camden High Street. The site is not located within a Conservation Area.

The proposal would not give rise to any adverse amenity impacts in terms of loss of privacy as the new entrance would open out onto a communal terrace which is the entrance for the upper floor flats of numbers 251-259 Camden High Street.

No objections have been received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

The proposal would therefore be in accordance with to policies A1 and D1 of London Borough of Camden Local Plan 2017, the London Plan 2016 and the NPPF.

- 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

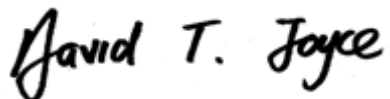
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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

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

David Joyce
Director of Regeneration and Planning