

Mr Phillip Schone  
Hone Studio  
Unit 5, Albion Buildings  
1 Back Hill  
London  
EC1R 5EN

Application Ref: **2017/7002/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

15 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3  
13 Princess Road  
LONDON  
NW1 8JR**

Proposal:

Replacement of existing window with French doors and erection of railings to create a Juliette balcony.

Drawing Nos: Site plan; PL\_ (005 Rev P1, 006 Rev P1, 007 Rev P1, 015 Rev P2, 016 Rev P2, 017 Rev P2); Design & Access Statement dated 19:12:2017; Planning Statement dated 19:12:2017; Photos ref: PL\_002 Rev P1.

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site plan; PL\_ (005 Rev P1, 006 Rev P1, 007 Rev P1, 015 Rev P2, 016 Rev P2, 017 Rev P2); Design & Access Statement dated 19:12:2017; Planning Statement dated 19:12:2017; Photos ref: PL\_002 Rev P1.

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

Informative(s):

- 1 Reasons for granting permission.

The initial proposal was to install French doors that opens outward, a balcony and associated metal balustrade that protrudes 0.5m in depth and 1.2m in width from the rear elevation in replacement of existing full height window. Following officers advice, the French doors would be bi-folding doors, the balcony and railings would protrude 0.2m in depth and 0.9m in width creating a Juliette balcony. The proposal is considered acceptable in terms of design and materials. The replacement of window with door and Juliette balcony to side elevation of the rear wing at first floor level of the property are of an appearance which would not disrupt the overall elevation or appear as an incongruous addition. The proposed door would be painted white and of timber construction.

The Juliette balcony features a black painted metal balustrade, which is of similar appearance to adjacent building at No. 15 Princess Road.

The proposal does not raise any new amenity concerns given the presence of a window on the existing elevation.

The Primrose Hill CAAC raised no objection to the proposal and no other comment has been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies D1 and D2 of the Camden

Local Plan 2017 and accords with the London Plan 2016 and National Planning Policy Framework 2012.

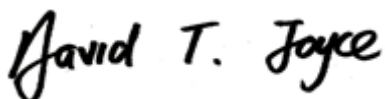
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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