

Ms Allison Ward  
Fine Architecture  
1 Westmoreland Terrace  
London  
SW1V 4AG

Application Ref: **2017/1552/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

26 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**95 Avenue Road**  
**London**  
**NW8 6HY**

Proposal:

Alterations to ground floor entrance to flats, including replacement doors, window, canopy, steps and balustrade.

Drawing Nos: Design & Access Statement 224-451-A, Lighting Assessment 224-455, 224-0.001-A, 224-0.100-A, 224-0.006-A, 224-0.008-A, 224-0.203-A, 224-1.001-A, 224-1.006-A, 224-1.008-A, 224-1.100-A, 224-1.203-A, 224-8.001-A, 224-8.002-A, 224-8.003-A, 224-8.004-A, 224-8.005-A, 224-8.006-A

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 224-451-A, Lighting Assessment 224-455, 224-0.001-A, 224-0.100-A, 224-0.006-A, 224-0.008-A, 224-0.203-A, 224-1.001-A, 224-1.006-A, 224-1.008-A, 224-1.100-A, 224-1.203-A, 224-8.001-A, 224-8.002-A, 224-8.003-A, 224-8.004-A, 224-8.005-A, 224-8.006-A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed external alterations are considered appropriate as the proposed replacement window, door, steps and balustrade would replace the existing in the same location, which provides a clear guide to their impact. The proposed window adjacent to the entrance would be reduced in height within the existing window opening; although it has a different glazing pattern, it would have the effect of easily indicating the reception area as distinct from the residential units. The proposed alterations to the entrance would match the existing entrance in terms of proportions and overall size and would be within the existing opening. The proposed entrance would meet accessibility requirements by providing level access in front of the door, a level threshold, sufficient door width with an unaltered ramp access. The proposed roof light to the existing canopy would increase daylight to the entrance area. The addition of directional lighting to the underside of the entrance canopy would illuminate the intended area only and due to its low level of illumination, would not be considered significantly harmful to the amenity of the neighbouring occupiers in terms of light pollution and privacy.

No objections have been received prior to making this decision. 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, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies and policies A1,

C6, D1, D3 and of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

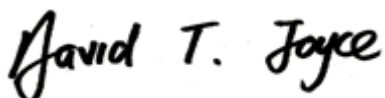
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 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).
- 4 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, 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



David Joyce  
Director of Regeneration and Planning