

Application ref: 2018/1573/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 24 May 2018

**Development Management**  
Regeneration and Planning  
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Shape Architecture  
Chester House Fulham Green  
81-83 Fulham High Street  
London  
SW6 3JA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Ground and Basement Flat**  
**41 Hartland Road**  
**London**  
**NW1 8DB**

Proposal:  
Replacement of 1x front door at ground floor. Erection of new front garden railing. Replacement of front window and removal of external staircase at lower ground floor.  
Drawing Nos: 1294 PL001, 1294 PL002, 1294 PL003, 1294 PL004, 1294 PL005 Rev.A, 1294 PL006 Rev.B and 1294 PL007 Rev.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 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:

1294 PL001, 1294 PL002, 1294 PL003, 1294 PL004, 1294 PL005 Rev.A, 1294 PL006 Rev.B and 1294 PL007 Rev.A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Revisions were received bricking up one of the front entrance doors, which will be finished in render to match the existing. Its loss is acceptable as this property did not reflect the pattern of fenestration along this side of the street with two entrance doors and its loss will enhance the character and appearance of the host property and the streetscene. The removal of the front external staircase from basement to ground floor and erection of the new front railing in replacement are also acceptable. The new railing will match the scale, design and materials of the existing railings. The proposal will replace the existing front window at basement level with a new timber window, its detailed design will match the window above at ground floor. It is considered that its siting, scale and detailed design would comply with Policy D1. The development is therefore considered to preserve and enhance the character and appearance of the host property, streetscene and wider area.

There are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, 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 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.

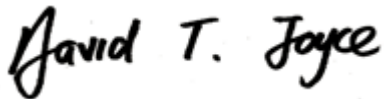
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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