

Application ref: 2018/0805/P
Contact: Matthias Gentet
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Date: 24 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Ronald Raye
78 Hale Lane
Mill Hill
LONDON
NW7 3RT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Glenshaw Mansions
118 Priory Road
London
NW6 3NR

Proposal:

Relocation of the front entrance door and door frame to be flush with the arched opening and repairs to tiled arch and piers to residential block (Class C3).

Drawing Nos: Design and Access Statement; Site Location Plan & Block Plan; 001/B - Front Elevation and Part Floor Plan.

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: Design and Access Statement; Site Location Plan & Block Plan; 001/B - Front Elevation and Part Floor Plan.

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

- 4 Before the relevant part of the work is begun, samples of tiles shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to bring forward the entrance to the flat currently set back within the entrance lobby. This is to concur with the extensive refurbishment that have been carried on the facade of the building. The proposed timber door with decorative glazing will come forward to fit within the doorway and thus enclose the lobby.

The entrance doorway is adorned with original decorative glazed tiles - on the pillars and arch - that are striking in their details and appearance, giving a unique sense of identity to the building and dating from the Art Nouveau movement. It is clear that the doorway has suffered over the years from damages to the tiles including cracked and missing tiles, and that despite various efforts and attempts are remedying the issue, the problem has not been tackled in a very sensitive manner. This has led to the erosion of these stunning decorative details. It is therefore imperative that the remaining tiles are preserved. The proposal is therefore seeking to replace and repair the missing and damaged tiles with tiles of similar hue and quality.

As such, a condition has been added for tiles samples to be submitted to the Council to ensure that any replacement tiles are close to equal value to the historical ones as well as preserving the future of the door way.

The proposal is therefore acceptable in terms of scale, design, materials to be used and location. It would not only preserve but also enhance the character and appearance of the host building, the conservation area and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. A comment was received following the statutory consultations which emphasized on the importance of retaining the original decorative tiles on the arch above the entrance and on either side of the doorway.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

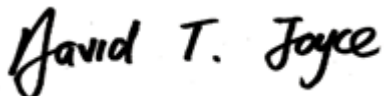
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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