

Application ref: 2018/1710/P  
Contact: Alyce Keen  
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Date: 6 June 2018

**Development Management**  
Regeneration and Planning  
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Mr Rohan Harris  
14 Lowfield Road  
London  
NW6 2PR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Lowfield Road**  
**London**  
**NW6 2PR**

Proposal:  
Replace lower ground rear timber doors with crittall style doors. Extend the width of the existing balcony by 500mm to accommodate the new replacement door opening.

Drawing Nos: Existing Floor Plan, Proposed Floor Plan, Existing Elevation (interior & exterior), Proposed Elevation (interior & exterior).

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:  
Existing Floor Plan, Proposed Floor Plan, Existing Elevation (interior & exterior), Proposed Elevation (interior & exterior).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed scheme would involve removing the current timber doors, creating a larger opening, installing a new set of larger crittall doors and extending the size of the balcony by 500mm and moving the brackets to be central to the new opening. The alterations to the rear elevation opening and doors are located at the lower ground level therefore these alterations would have minimal impact due to the limited visibility. The scheme is considered to be appropriate in terms of design and materials, meeting guidance set out in CPG1 and enhancing character of the streetscene and wider conservation area. The marginal increase to the width of the balcony is considered acceptable to ensure the openings are aligned. The proposed alterations would not cause significant harm to the residential amenities of any neighbouring occupier.

A site notice and press notice were published and no comment was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local.

- 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).

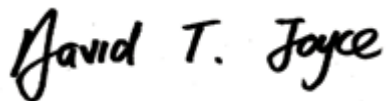
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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