

Application ref: 2018/1738/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 13 June 2018

Development Management
Regeneration and Planning
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Octiv Architecture Design
The Coach House
Green Lane
Stanmore
HA7 3AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
194 Arlington Road
London
NW1 7HH

Proposal:
Installation of new sliding door to enclose front recessed entrance to existing building.
Drawing Nos: Site location plan, 200/14/02 Block plan, 200/14/02 Existing and proposed elevations from Arlington Road. 200/12/01 Revision A Existing and proposed entrance screen.

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:

Site location plan, 200/14/02 Block plan, 200/14/02 Existing and proposed elevations from Arlington Road. 200/12/01 Revision A Existing and proposed entrance screen.

Reason:

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

Informative(s):

- 1 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).
- 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 Permission is sought for the installation of a new sliding door to enclose the existing recessed front entrance and alterations to the existing stepped entrance to accommodate the new door. The host building is a contemporary design with a largely glazed front façade. The proposed new entrance would be constructed from glass and would relate well to the host property. Following the submission of revised plans, the proposed sliding glass door will follow the building line of the existing front elevation at ground floor level. This is considered to be a sympathetic design approach which would appear as a modest and discreet addition to host building.

The proposed layout would not infringe upon the public highway (footway) and the Council therefore has no objections on transport grounds.

Due to the minor nature and siting of the proposed works, there are no concerns regarding impact on residential amenity in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The site's planning

history and relevant appeal decisions were 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. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

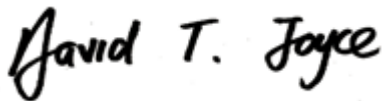
As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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