

Application ref: 2018/1074/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 20 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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28 Quant Building  
6 Church Hill  
Walthamstow  
E17 3AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**99 Brecknock Road**  
**London**  
**N7 0BX**

Proposal: Alterations to existing front lightwell of flat including installation of a door and glazed tiles to floors and walls (C3)

Drawing Nos: 003P1, 100P1, 101P1, 201P1, 102P1 and 200P1

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 003P1, 100P1, 101P1, 201P1, 102P1 and 200P1.

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 Reasons for granting permission.

Proposed is a glazed door installation between the existing cellar area and lightwell as well as addition of glazed tiles to one of the light well walls. The host property is not sited within any conservation area and there are no nearby Listed Buildings which would be impacted as a result of the proposed works.

The proposed door and tile installation, by reason of its form and material finish it would represent modern addition to the property. The addition is of an overall acceptable scale and bulk, with the design and material finish creating visual interest. It is acknowledged that by reason of the siting of the addition at a lower ground level, it would not be immediately publically visible from the streetscene and would not impact on the overall appearance of the property when viewed from the street. It is considered that the proposal would serve to preserve the character and appearance of the property and surrounding area.

It is considered that by reason of the siting, scale and design of the proposed addition, it would not result in undue harm to the residential amenities of neighbouring properties.

The planning history of the site and surrounding area has been considered when determining this application.

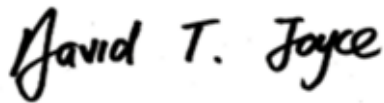
As such, the proposed development is in general accordance with policies D1 & A1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development is also in general accordance with the London Plan 2016, and the National Planning Policy Framework 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