

Application ref: 2018/2845/P  
Contact: Kristina Smith  
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**Development Management**  
Regeneration and Planning  
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Scales Gunn Design Ltd  
6 North Grove  
London  
N6 4SL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Prince Arthur Road**  
**London**  
**NW3 6AU**

Proposal: Replacement of existing entrance porch at lower ground floor level and increase in height of boundary treatment; alterations to rear and side fenestration.

Drawing Nos: PRCE -P- 001; PRCE -P- 002; PRCE -P- 101; PRCE -P- 102; PRCE -P- 200; PRCE -P- 201 (Rev A); PRCE -P- 202; PRCE -P- 203 (Rev A); PRCE -P- 300 (Rev A); PRCE -P- 301 (Rev A); PRCE -P- 302.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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: PRCE -P- 001; PRCE -P- 002; PRCE -P- 101; PRCE -P- 102; PRCE -P- 200; PRCE -P- 201 (Rev A); PRCE -P- 202; PRCE -P- 203 (Rev A); PRCE -P- 300 (Rev A); PRCE -P- 301 (Rev A); PRCE -P- 302

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

#### Informatives:

- 1 Reasons for granting permission.

It is proposed to enlarge the lower ground floor level entrance porch by way of an infill extension to the side of the building. This is considered to be a minor addition to the building's massing that would retain a subordinate relationship to the host building and would not be prominent in any views. The canopy of the porch would be brought forward slightly; however, it would be of slimmer construction in order to reduce its prominence from the street. In association with the enlarged porch area, it is proposed to raise the height of the boundary wall which would be carried out in matching brickwork, detailing, bond and mortar. It is apparent that the boundary wall was constructed in the late 1980s and has undergone alteration work. Increasing the height of part of the wall across a section that is already raised is therefore not considered to have a harmful impact on the setting of the adjacent Grade II listed building.

The proposal comprises several alterations to the fenestration on the rear and side elevation at ground floor level including the lengthening of three windows and the removal of another. These alterations would not be perceptible from the street and would not have a harmful impact on the character or appearance of the property.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of the nature and location of the proposals, they are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 the London Plan 2016 and the National Planning Policy Framework.

- 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.

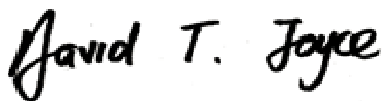
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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