

Application ref: 2018/3077/P  
Contact: Nora-Andreea Constantinescu  
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Date: 29 October 2018

**Development Management**  
Regeneration and Planning  
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London  
E3 2JH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat B**  
**46 Glenhurst Avenue**  
**London**  
**NW5 1PS**

Proposal: Replacement of existing timber framed glazed doors with new timber framed glazed doors to rear elevation at ground floor.

Drawing Nos: 089 001 P 00; Existing Front & Rear Elevation 089 030 P 00; Proposed Rear Elevation 089 030 P 00; Existing Ground Floor Plan 089 010 P 00; Proposed Ground Floor Plan 089 100 P 00.

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:

089 001 P 00; Existing Front & Rear Elevation 089 030 P 00; Proposed Rear Elevation 089 030 P 00; Existing Ground Floor Plan 089 010 P 00; Proposed Ground Floor Plan 089 100 P 00.

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

Informative(s):

- 1 Reasons for granting permission:

The application building is an end of terrace property, sitting on a corner plot between Glenhurst Avenue and Parliament Hill Mansions. To the rear, the building has a two-storey outrigger and a ground floor extension, and opens into the garden through single-glazed painted timber frames doors from the main rear elevation. Due to the positioning of the host building and the ones around it, the doors are not visible from the street, and have limited access to private views.

The proposed replacement doors would be clear double glazed timber framed bi-fold doors, installed within the existing window opening. As the doors would not be visible from public views and have very limited private ones, it is considered that they would not harm the appearance of the host building, wider terrace and 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.

Due to the nature of the proposed development, it is not considered that harm would be caused to the neighbouring amenity in terms of loss of light, outlook, privacy, overbearing or noise.

No objections were received prior 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 D1, D2 and A1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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).

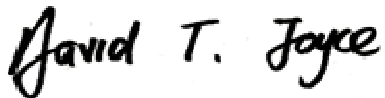
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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