

Application ref: 2018/3849/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 12 November 2018

Development Management
Regeneration and Planning
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Bluelime
Unit 3, 17-19 Bonny Street
London
NW1 9PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 B Princess Road
London
NW1 8JR

Proposal: Installation of door to side elevation of building to provide access to existing ground floor flat

Drawing Nos: BLD-1627-PP: 106; 108; 109; Design Statement dated 08/11/2018.

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: BLD-1627-PP: 108; 109; Design Statement dated 08/11/2018.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed door opening is considered appropriate in its scale and height along the side elevation as it matches the scale of the neighbouring side door. The proposed front door would be constructed of timber and would be of a period style appearance matching the design of the doors along the streetscape of Chalcot Road. Overall, the proposed side door and associated opening is considered to not harm the character and appearance of the host building or the wider Primrose Hill Conservation Area.

The purpose for the proposed door is to provide safer access as the existing access to the application property is at the rear along Calvert Street, in which there is a narrow and small strip of pavement by the existing access.

Due to the minimal scale of the development, the proposal would not harm the amenity of adjoining residential occupiers.

One comment was received from the Primrose Hill CAAC that was duly noted. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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.

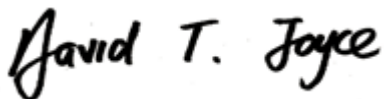
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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