

Application ref: 2018/5780/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 29 January 2019

Development Management
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Brooks/Murray Architects
The Arts Building
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N4 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

14 Greencroft Gardens
London
NW6 3LS

Proposal:

Creation of door from existing rear window opening at ground floor level and replacement of all existing windows with double glazed timber sash windows.

Drawing Nos: 1219.02-001 (Site Location Plan), 1219.02-010, 1219.02-011, 1219.02-020, 1219.02-021, 1219.02-100, 1219.02-101, 1219.02-200, 1219.02-201, 1219.02-500, 1219.02-501, 1219.02-502, 1219.02-503, 1219.02-504, 1219.02-505

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 [1219.02-001 (Site Location Plan), 1219.02-010, 1219.02-011, 1219.02-020, 1219.02-021, 1219.02-100, 1219.02-101, 1219.02-200, 1219.02-201, 1219.02-500, 1219.02-501, 1219.02-502, 1219.02-503, 1219.02-504, 1219.02-505].

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

Informative(s):

- 1 Reasons for granting permission.

The site is an ornate red brick three storey Victorian building located on the north side of Greencroft gardens, the property is not listed however is located within the South Hampstead Conservation area. The proposal involves the creation of glazed door from an existing window opening at ground floor and the replacement of single glazed sash windows and doors with double glazed units.

The installation of a door to the rear ground floor elevation would not harm the appearance of the building, particularly given the existing opening is already in the form of a door. The proposed windows would be timber framed sash windows to match the existing. The glazing pattern, proportions, opening method, material and the overall size of the opening would remain as existing which complies with the Council's design guidance (CPG1). The replacement of the glazed doors to the third floor terrace which fronts the street, and the doors at rear ground floor elevation are acceptable in design terms. The proposed doors would match the dimensions, proportions and glazing of the original doors, a condition is attached to the decision to require materials to match existing.

Due to the location and nature of the proposals there would be no harm to the amenity of neighbouring occupiers in terms of overlooking, sense of enclosure or loss of light.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area 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.72 CA's of the 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 D1,

D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2018.

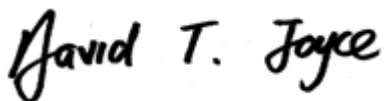
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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