

Application ref: 2018/5701/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 5 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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A Small Studio  
Unit D228 Parkhall Road  
40 Martell Road  
West Norwood  
London  
SE21 8EN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat B**  
**47 Bassett Street**  
**London**  
**NW5 4PG**

Proposal: Replacement of existing single access door to the first floor rear roof terrace with a larger opening with Crittal double doors.

Drawing Nos: 162\_A100, 162\_A101, 162\_A102, 162\_A200, 162\_A201, 162\_A202,  
162\_L100 & 162\_L101.

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: 162\_A100, 162\_A101, 162\_A102, 162\_A200, 162\_A201, 162\_A202, 162\_L100 & 162\_L101.

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.

The site contains a three storey mid-terraced property which has been subdivided to form two flats. The property is within the West Kentish Town Conservation Area and is noted as a 'positive contributor' within the Conservation Area Statement. It is not a listed building, nor are there any listed buildings within the immediate area.

It is proposed to replace the first floor rear timber single access door to the existing roof terrace with glazed double doors of a Crittal design.

The change to the fenestration details would be sited to the rear of the property and would not be immediately visible in public views. Whilst the crittal design would not serve to match the host property, it is considered to be a minor alteration and would have an acceptable impact upon its character and appearance. It is acknowledged that there are a number of different access door designs at first floor level within surrounding properties on Bassett Street, and the proposed alteration is deemed to be acceptable on balance. Given that the proposal would be discreetly sited to the rear of the property, coupled with its scale, design and material finish, the proposal is considered to have a

neutral impact on the character and appearance of the property and surrounding conservation area, and is considered to be acceptable.

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.

The proposed double doors would replace an existing single access door onto the existing roof terrace. It is therefore considered that the proposal would not adversely impact on the amenity of the adjacent properties, and as such, there are no amenity concerns as a result of this proposal.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

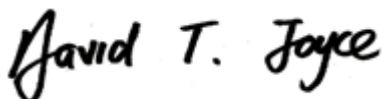
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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