

Application ref: 2018/4671/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 6 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 Provost Road
London
NW3 4ST**

Proposal:

Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no dormers to the side roof slope. Installation of alarm bell boxes to the front and rear elevations and CCTV cameras to the front porch and side and rear elevations.

Drawing Nos: PR002-P226A, PR002-P225A, PR002-P224A, PR002-P211A, PR002-P210A, PR002-P224, PR002-P100A, PR002-P110C, PR002-P111C, PR002-P112A, PR002-P113D, PR002-P114C, PR002-P120E, PR002-P121B, PR002-P122C, PR002-P123B, PR002-P126D, PR002-P300, PR002-P301, PR002-P302, PR002-P303, PR002-P304, PR002-P305, PR002-P306, PR002-P310A, PR002-P320, PR002-P321, PR002-P330, PR002-P331, PR002-P340, PR002-P341, PR002-P342, PR002-E100, PR002-E110, PR002-E111, PR002-E112, PR002-E113, PR002-E114, PR002-E120, PR002-E121, PR002-E122, PR002-E123, PR002-E124, PR002-E125, PR002-E126, Design and Access Statement Rev. A.

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 policies 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: PR002-P226A, PR002-P225A, PR002-P224A, PR002-P211A, PR002-P210A, PR002-P224, PR002-P100A, PR002-P110C, PR002-P111C, PR002-P112A, PR002-P113D, PR002-P114C, PR002-P120E, PR002-P121B, PR002-P122C, PR002-P123B, PR002-P126D, PR002-P300, PR002-P301, PR002-P302, PR002-P303, PR002-P304, PR002-P305, PR002-P306, PR002-P310A, PR002-P320, PR002-P321, PR002-P330, PR002-P331, PR002-P340, PR002-P341, PR002-P342, PR002-E100, PR002-E110, PR002-E111, PR002-E112, PR002-E113, PR002-E114, PR002-E120, PR002-E121, PR002-E122, PR002-E123, PR002-E124, PR002-E125, PR002-E126.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a semi-detached Grade II listed house within Sub Area 1 of the Eton Conservation Area. An identical development, excluding the CCTV equipment and certain details was granted approval on 10/10/2017 ref. 2017/4690/P. There have been no changes to policy or guidance that would materially affect the consideration of the development, and as such, the extant approved development is considered to be acceptable in planning terms.

The application seeks to install 4 CCTV cameras- one inside the recessed doorway, two on the side elevation at the lower ground floor level and one at the rear at lower ground floor level of the property, and one alarm box at the rear of the property at lower ground floor level.

The CCTVs and Alarm Box have been placed in discrete locations and therefore it is considered that the proposals do not detract from the character and appearance of the listed building within the Eton Square Conservation Area in compliance with local plan policies D1 and D2.

The details of the windows, doors and dormers are considered to be sympathetic, of high quality and appropriately design, and would preserve and enhance the character and appearance of the conservation area.

The site's planning history was taken into account when coming to this decision. The Eton Conservation Area Advisory Committee withdrew an objection to the scheme following amendments to the number and siting of the proposed cameras and alarm boxes to reduce visual clutter. No other objections were received prior to making this decision.

The development, due to its size and location, would not materially harm the amenity of neighbours.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 E1, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework 2019.

- 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

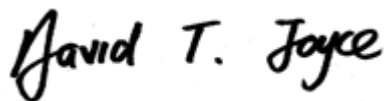
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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