

Application ref: 2019/0461/P
Contact: Matthew Dempsey
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Date: 29 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Mr Anthony Moore
1 Holmes Road
London
NW5 3AA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Conway House
18 - 22 Quex Road
London
NW6 4PL

Proposal: Installation of canopy (approx. 3m x 3m x 3.5m) at entrance to block.

Drawing Nos: Site Location Plan, Existing front of building, Proposed front of building;
(prepared by Clovis Canopies Ltd dated 03.10.2018), CGI Graphic.

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 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 Site Location Plan, Existing front of building, Proposed front of building; (prepared by Clovis Canopies Ltd dated 03.10.2018), CGI Graphic.

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:

Planning permission is sought for the erection of a metal framed canopy at the entrance to a residential block over an existing gangway to provide shelter for residents and visitors during inclement weather conditions.

The canopy shall be approximately 3 metres in height, with a curved roof shape and shall project approximately 3 metres from the front of the building in to the existing private open space. The existing gangway is approximately 3 metres wide and the canopy shall be fitted alongside existing railings in place here.

It should be noted that the proposed canopy design shall closely match two existing cycle storage facilities which are in the private open space to the front of the property. It is considered that this approach to the design of the canopy is appropriate given the existing structural elements in place.

Given the scale of the host building and lightweight design of the proposed structure it will be subordinate to the main property and it is not considered to

cause harm to the property of the wider street scene.

The property is not listed, nor is it within a conservation area. No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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, appearing to read 'DPope', is positioned above the name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer