

Application ref: 2019/1980/P
Contact: Matthew Dempsey
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Date: 17 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Open London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**3 Camden Square
London
NW1 9UY**

Proposal:

Installation of new doors to ground floor at rear.

Drawing Nos: Site Location Plan 000 P1, 19010 001 P1, 19010 105 T2.

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 Site Location Plan 000 P1, 19010 001 P1, 19010 105 T2.

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 host property is a four storey semi- detached single family dwelling house, within the Camden Square conservation area. The front elevation is rendered in pale blue with white detailing over stock brickwork. Historic development to this property is visible from the public realm where large aluminium framed glazed elements have been installed to the flank elevation adjacent to No. 2.

This proposal relates solely to the rear elevation, where the lower floors are rendered in pale blue with white detailing and the upper floors are stock brickwork. The proposal involves replacing an existing door and window at lower ground floor level, with an aluminium framed sliding door arrangement sensitively aligned beneath the windows of the upper floors.

The proposed alterations are considered to be appropriate in terms of design, scale, location and materials to be used.

The alteration would not be visible from the street and as such, is not considered to have an impact on the character or appearance of the Camden Square Conservation Area.

By virtue of the nature of the works, they are not considered to have any adverse impacts on neighbouring amenity or character of the host building, surrounding street scene or wider conservation area.

No objections were received prior to coming to this decision. The site's planning history was taken into account when assessing the proposal.

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 (ERR) 2013.

The proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2018 and the National Planning Policy Framework 2019.

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 typed name and title.

Daniel Pope
Chief Planning Officer