

Application ref: 2019/2732/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 19 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Whitman Wilde
40 Bermondsey Street
LONDON
SE1 3UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
39 Ospringe Road
London
NW5 2JB

Proposal:
Formation of window from French doors, enlargement and alteration to windows at ground and 1st floor.

Drawing Nos: PL-001 Location Plan, 021-P02, 020-P02, 011-P02, 121-P02, 120-P02, 111-P02, 011-P01, 021-P01, 020-P01

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 [PL-001 Location Plan, 021-P02, 020-P02, 011-P02, 121-P02, 120-P02, 111-P02, 011-P01, 021-P01, 020-P01]

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 formation of a window from the French doors at the first floor bay window would enhance the appearance of the building. The raising of the sill for the window on the side elevation of the bay window and the enlargement of the window which serves the utility room at ground floor would not harm the buildings rear fenestration. The windows would be timber framed which is appropriate for the building and wider area. The brick infill would match the existing, a condition is also attached to the decision to require materials to match the existing.

The proposals would not alter existing outlooks and therefore would not give rise to amenity concerns.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1

and D1 of the London Borough of Camden Local Plan 2017. The proposal also accords with policy D3 of the Kentish Town Neighbourhood Plan 2016, London Plan 2016 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer