

Application ref: 2019/1230/P
Contact: Tony Young
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Date: 23 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Appleton Weiner
19 Wallace Road
London
N1 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Canteloves Road
London
NW1 9XP

Proposal: Alterations at lower ground floor level involving the replacement and insertion of new windows and doors at side and rear, and erection of side canopy.

Drawing Nos: Site location plan; (CAN-)100, 101, 102, 103, 104, 200 rev B, 201 rev B, 202 rev C, 203 rev A, 204 rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; (CAN-)100, 101, 102, 103, 104, 200 rev B, 201 rev B, 202 rev C, 203 rev A, 204 rev A.

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

Informatives:

- 1 Reasons for granting planning permission:

The proposals on the side elevation at lower ground floor level involve the replacement of the existing window and door with a repositioned window and door, and the addition of a new window. Though the proposed windows would differ in terms of their design and size to existing windows at the property, they would match (as would the replacement door) in terms of the painted hardwood material and colour along with the similar traditional gauged brick arches above, so as to be in keeping with the overall appearance of the building.

The proposals at the side also involve the erection of a steel framed canopy or roof between the side of the building and the adjacent high boundary wall in order to provide cover for a motorbike. The powder coated steel frame would be inset with toughened laminated glass panels to allow light to reach the side access route and help minimise the impact by virtue of a lightweight visual appearance of the structure.

The proposals on the rear elevation at lower ground floor level involve the widening of the existing door opening to provide slightly larger French doors and the replacement of a rear window with a larger window. The width of the existing window opening would be retained with the opening extended downwards, so minimising any alteration to the visual appearance at the rear and ensuring that the new window relates appropriately with the existing fenestration. Both the new French doors and window would match the existing fenestration in terms of the painted hardwood material and colour along with the similar traditional gauged brick arches above.

Concerns were originally raised by the Council with regard to the proposed size, design and materials for the windows and doors which appeared too large and highly glazed, and with a contemporary appearance that was out of keeping with the well preserved and mainly unaltered character of the building, especially at the rear. Concerns were also raised with regard to the form and design of the canopy which appeared too bulky and incongruous. In response the applicant submitted revised drawings which altered the design of the windows and doors, reducing the size, and including traditional gauges arches and painted hardwood material. The size of steel beams to the canopy were also reduced and vertical supports omitted from the proposals resulting in a slimmer, more lightweight structure.

Following these amendments, the proposed windows, doors and canopy are considered to be more suitably designed so as to blend in visually with the existing character and appearance of the host building and wider rear terrace. As such, the proposals would be in accordance with Camden Planning Guidance in terms of the materials used, colour, location, frame sizes, design,

opening methods and proportions and would unlikely alter or detract from the character and appearance of the host building and wider rear terrace, or the Camden Square Conservation Area, and are acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy to neighbouring properties as the proposed windows/doors would replace existing windows/doors in similar positions at ground floor level and the canopy sits behind an existing boundary wall of a similar height.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 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 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.

- 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.

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