

Application ref: 2019/1071/P
Contact: Matthew Dempsey
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Date: 5 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Bryan Connor Associates Limited
THE COTTAGE
2 TREGARON AVENUE
LONDON
N89EY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
67 Fellows Road
London
NW3 3JY

Proposal:
Installation of new window to replace garage door to front, and; new glazed doors to rear at ground floor to replace existing door and windows.
Drawing Nos: Site Location Plan SK 01, 1905-01 B.

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 SK 01, 1905-01 B.

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 proposal to replace the garage door with a new white aluminium double glazed window to the front elevation is considered acceptable, as it will closely match a similar alteration to a neighbouring property along the same terrace block.

The proposal to replace the existing full height windows and door to the rear elevation with new aluminium double glazed tri-pane doors is also considered acceptable, as this will closely match similar alterations on other properties within the same block.

No new openings are proposed. The alterations are not considered to harm the amenity of any neighbouring properties. The proposed alterations are considered to preserve the character of the host property, the terrace within which it sits and the wider streetscene.

The site planning history was taken into account when coming to this decision. No objections were received prior to determining this application. As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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