

Application ref: 2019/1575/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 17 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Baines Design
125 Amyand Park Road
Twickenham
Middlesex
TW1 3HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
39 Gloucester Avenue
London
NW1 7BA

Proposal: The installation of double glazed timber doors replacing timber sash windows X1 on the front elevation and X3 on the rear elevation at lower ground level, alteration to existing front elevation SVP, alteration to existing rear garden steps.

Drawing Nos: GA-LP, GA-01, GA-02, GA-03 (Received 22/03/2019), GA-04 Rev A, GA-D1 (Received 10/05/2019), GA-05 Rev B, GA-06 Rev B (Received 16/05/2019)

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 The development hereby permitted shall be carried out in accordance with the following approved plans GA-LP, GA-01, GA-02, GA-03 (Received 22/03/2019), GA-04 Rev A, GA-D1 (Received 10/05/2019), GA-05 Rev B, GA-06 Rev B (Received 16/05/2019)

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

- 3 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.

Informative(s):

- 1 Reasons for granting

The proposed front elevation timber door, to replace a window, would be located at lower ground level. Views of the proposed door from the public realm would be limited, due its set back from the front boundary wall as well as its set down below ground level. Therefore, the proposed door would not be visible alongside the main door and would not be considered harmful to the host property's character and appearance.

At the rear, the proposed replacement double glazed timber doors at lower ground level would be partially obscured from view along the rear elevation due to rear garden area sitting at a higher ground level. The proposed doors would be fitted into openings previously occupied by existing timber sash windows, matching its width albeit with a height increase. Officers do not consider the additional openings created would be harmful to the host property's overall character. Therefore, officers consider the proposed windows would have an acceptable impact on the host property's character and appearance.

The removal of existing side elevation SVP and the installation replacement front elevation SVP cast Iron fixture would be considered as a reduction of visual clutter on the front elevation, which is considered to be acceptable.

Officers consider the installation of replacement steps within the rear garden area as well as the reinforcement of the rear stairs with materials matching existing would have an acceptable impact on the host property's character and appearance.

The existing rear garden area is in communal use, and is accessible to all properties within the host building. Officers note that the existing rear elevation windows at lower ground level windows overlook the rear garden area, so do other rear elevation windows on the property. Therefore, officers do not consider the proposed replacement doors at lower ground level would result in cumulative overlooking impacts on neighbouring properties.

One objection was received from neighbouring flat within the property in response to the public consultation. The neighbour comments have been addressed in the consultation summary document. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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 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).

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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