Camden

Mr Ben Griffiths
23 King Henry's Road
London
NW3 3QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 King Henry's Road
London
NW3 3QP

Proposal:
Replacement front door (retrospective).

Drawing Nos: Door Specifications (Banham), Photo Survey.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1   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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2   The development hereby permitted shall be carried out in accordance with the following approved plans: Door Specifications (Banham).

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

Informative(s):

1   Reasons for granting permission

The application seeks retrospective permission for the replacement of the front entrance door. The host building forms part of a group of locally listed buildings and does not fall within a conservation area. In the local area, front doors vary in design and material, and there is no clear uniformity within the group. Many doors share similar characteristics, such as the general pattern of four panels, although there is a mix of glazed and solid panels, single and double doors, and varying proportions.

The original entrance door to the property was a double doorset with two glazed and two solid panels. The replacement door is a single timber door with four solid panels, which is considered to generally preserve the appearance and character of the original, and is also in keeping with the wider context of the locally listed terrace. The replacement door is high quality, and maintains the proportions of the previous door with smaller recessed panels located at the bottom. On balance, the development is not considered to cause harm to the special architectural interest of the locally listed terrace and represents an appropriate and sympathetic change to the host building.

Due to the scale and nature of the development, there would be no impact on residential amenity.

The site's planning history was taken into account when coming to this decision. No objections have been received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with 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   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.

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.

5   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+Re quirements+%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)

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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

Daniel Pope
Chief Planning Officer