

Application ref: 2019/6324/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 13 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Carolyn Squire Architect  
122 Church Walk  
London  
N16 8QW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Flat**  
**19 Nassington Road**  
**London**  
**NW3 2TX**

Proposal: Replacement of timber doors and steps at rear ground floor level with aluminium sliding doors and new steps.

Drawing Nos: Site location and site plans; (1937-)01 to 06 (inclusive); Design & access statement from Carolyn Squire Architect.

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 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and site plans; (1937-)01 to 06 (inclusive); Design & access statement from Carolyn Squire Architect.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal would replace 2 existing timber doors with new aluminium sliding doors located within an existing solid brick, modern rear extension, and the replacement of low rear access steps.

The replacement sliding doors would occupy an altered sized opening, but one which is overall no wider than the existing windows, and as such, would retain the overall visual relationship with the upper floor windows and rear façade of the main building. A traditional horizontal brick soldier course above and slim vertical frames would visually offset the additional expanse of new glazing. The aluminium frames would be grey in colour, and as such, similar in material and colour to ground floor rear doors and windows at adjacent neighbouring properties. In this context, and in view of the modern nature of the existing rear extension, as well as, the fact that the proposed doors would not be visible from within the public realm, the alteration from timber to aluminium is considered to be appropriate.

Overall therefore, in terms of the design, size, location, materials, and colour, the proposal would be acceptable and would respect the character and appearance of the host building, and would not alter or detract from the character and appearance of the wider South Hill Park Conservation and Hampstead Neighbourhood Areas in accordance with policies and guidance.

Given the minor nature of the proposals and the fact that the new doors would replace doors in the same location, the proposal does not raise any amenity concerns for neighbouring properties.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Conservation Area, under s.72 of the Listed Buildings and Conservation Areas 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, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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 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.
- 4 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.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer