

Application ref: 2019/2224/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 2 April 2020

Development Management
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London Borough of Camden
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Burwell Architects
Unit 0.01, California Building
Deals Gateway
London
SE13 7SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal:

Replacement of double doors to front and rear gardens, to single family dwelling (Class C3).

Drawing Nos: 785_A_020 Rev A; 785_A_021 Rev A; 785_A_022 Rev B; 785_A_023 Rev B; 785_A_024 Rev A; 785_A_025 Rev A; 785_A_026 Rev B; 785_A_027 Rev B; 785_PL_101 Rev B; 785_PL_111 Rev B; 785/PL/120 Rev B; 785/PL/124 Rev 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 policies 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:

785_A_020 Rev A; 785_A_021 Rev A; 785_A_022 Rev B; 785_A_023 Rev B; 785_A_024 Rev A; 785_A_025 Rev A; 785_A_026 Rev B; 785_A_027 Rev B; 785_PL_101 Rev B; 785_PL_111 Rev B; 785/PL/120 Rev B; 785/PL/124 Rev B.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes a like for like replacement of front and rear French doors.

The front doors are made of timber with timber panelling and nine window panes above each side of the door. The proposed replacement would preserve the appearance of existing doors, type and dimensions of fenestration. An integrated locking system is also proposed within the door frame, which is acceptable.

To the rear, the existing doors are similar with the ones in the front, but have six window panes above each side of the door. The proposed replacement would preserve the appearance of existing doors, type and dimensions of fenestration. An integrated locking system is proposed within the door frame which is acceptable.

Overall, the proposed replacement would preserve the character and appearance of the host building, streetscene and wider area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposals also respond to Hampstead Neighbourhood plan policies DH1 and DH2.

Due to the nature of the proposals, it is considered that no significant harm would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1,

D1 and D2 of Camden Local Plan 2017 and policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018. The development would also accord with the National Planning Policy Framework 2019 and the Draft London Plan 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