

Application ref: 2020/1452/P
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Date: 26 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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PURA ltd
7C Torriano Mews
London
NW5 2RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Church Walk
London
N6 6QY

Proposal: Replacement of garage door on south-east elevation with metal panelling which includes metal panelled door and three timber framed transom lights, installation of timber framed window to north-west elevation and 2 x timber framed roof lights to rear roofslope.

Drawing Nos: Site location plan; A100 Rev A; A210 REV B; A210 REV A Elevation as proposed; A200 REV A Ground floor plans.

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 DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A210-A, A210-B, A100-A, A200-A

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

Informative(s):

- 1 Reasons for granting permission.

The garage door on the south-east elevation would be replaced with metal panelling which features a door with the same metal panelling and a set of three small transom lights with timber frame. The use of metal panelling would mimic the appearance of the existing garage doors which are a feature of this terrace. The proposal has been revised to feature this metal panelling and limit the extent of glazing. It is now considered to be a sensitively designed alteration which respects the character of the host building and wider terrace. A condition is imposed to require the materials to resemble, as closely as possible the colour and texture of those of the existing building. Therefore the metal panelling should match the existing garage door closely in texture and would be read almost as a garage door. The garden facing north-west elevation would have a timber framed window installed and two modestly sized timber framed roof lights inserted into the rooflope. These alterations would not be visible from the public realm and have little impact on the appearance of the building. Overall the proposal would preserve the character of the host building, the wider terrace and the Dartmouth Park Conservation 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 proposal would not give rise to adverse impacts on residential amenity.

Two comments were received prior to making this decision which are duly addressed in a separate consultation summary. 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 DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment