

Application ref: 2020/2092/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 9 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

H Mackover
6 Cleve Road
London
NW6 3RR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Cleve Road
London
NW6 3RR

Proposal:

Installation of double glazed timber framed sash windows to front elevation, with replacement door to balcony at first floor level, and; new timber door and sash window to side utility room.

Drawing Nos: Site Location Plan 1909-CR-SITE-00, 1909-CR-ExGE-01, 1909-CR-GE-01. Design and Access Statement, Forterra Atherstone Brick Sample (image).

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 1909-CR-SITE-00, 1909-CR-ExGE-01, 1909-CR-GE-01. Design and Access Statement, Forterra Atherstone Brick Sample (image).

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The alterations to the front elevation are considered to be acceptable as all works shall be sympathetic to the host property, the neighbouring semi-detached paired house, as well as other similar properties along this street. Some works due to be carried out amount to repairs which do not require consent but are shown on the proposed plans for clarity and completeness.

New render shall be applied to the main bay windows and the front roof gable, this arrangement shall match the neighbouring property No.8. Existing brickwork shall be repaired with the applicant having provided an acceptable brick sample, namely; Forterra Atherstone, which has also been approved for a previous consent ref: 2019/0830/P.

The proposal to replace single glazed windows with timber framed double glazed units is considered acceptable, as these will closely match the existing designs, with the exception of those at the first floor front which shall be re-

organised to improve the visual appearance. No new openings shall be created to the main house frontage.

The installation of a new timber door and sash window to the side utility room replacing a garage door is considered acceptable. The materials chosen are appropriate for the host building and shall be subordinate to the main entrance as the utility room is set back 9.6m from the principle elevation of the main house frontage. Furthermore, this arrangement will enable the provision of a step free access for the occupant whilst maintaining the aesthetic of the main entrance.

Given the scale of the works proposed, officers do not consider that the proposal would impact on the amenity of adjoining neighbours in terms of loss of privacy, overlooking, noise and disturbance, loss of daylight/sunlight.

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

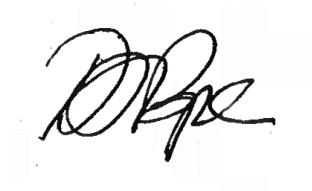
As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment