

Application ref: 2020/2828/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: Charlotte.Meynell@camden.gov.uk  
Date: 4 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Studio 136 Architects Ltd  
6 The Broadway  
Wembley  
MIDDLESEX  
HA9 8JT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**17 Kidderpore Gardens**  
**London**  
**NW3 7SS**

Proposal:

Alterations to existing garage to include insertion of new door to front and installation of new side rooflight.

Drawing Nos: ST\_MAY20\_17KIDDER\_000; ST\_MAY20\_17KIDDER\_001 (received 29/10/2020); ST\_MAY20\_17KIDDER\_002 Rev. F.; ST\_MAY20\_17KIDDER\_003 Rev. F.

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: ST\_MAY20\_17KIDDER\_000;  
ST\_MAY20\_17KIDDER\_001 (received 29/10/2020);  
ST\_MAY20\_17KIDDER\_002 Rev. F.; ST\_MAY20\_17KIDDER\_003 Rev. F.

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

- 4 The proposed rooflight hereby approved in the side roofslope of the garage shall be conservation style in accordance with the approved drawing no. ST\_MAY20\_17KIDDER\_002 Rev. F.

The conservation style rooflight shall be maintained and retained thereafter in accordance with the approved plans.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed wicket door would be inserted within the existing timber garage door and would be flush with the garage door and would be of matching materials. As such, the proposed door would appear as a visually appropriate alteration and is considered to be acceptable in design terms.

The proposed side rooflight within the garage roof would be small and conservation style and is considered to be an appropriate and non-intrusive addition to the host building. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Redington Froggnal Conservation Area.

The proposed new door and rooflight would not facilitate any views into neighbouring windows and it is therefore not considered that the proposals would result in any adverse impact on the residential amenity of the neighbouring occupiers.

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

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 Area) Act 1990 as amended by

the Enterprise and Regulatory Reform Act (ERR) 2013.

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