

Application ref: 2020/3172/P
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Date: 15 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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davies architects
28 Elliott Square
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NW3 3SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Carlingford Road
London
NW3 1RX

Proposal:
Installation of glazed doors to front roof terrace.

Drawing Nos: Site Location Plan, CAR4-EX-GA-01, CAR4-EX-GA-02, CAR4-PL-GA-01, CAR4-PL-GA02. Design and Access Statement 16/07/2020.

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, CAR4-EX-GA-01, CAR4-EX-GA-02, CAR4-PL-GA-01, CAR4-PL-GA02. Design and Access Statement 16/07/2020.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed sliding aluminium framed doors to access the existing front terrace as a replacement for the existing timber framed fenestration is considered acceptable in this location in terms of design, scale and materials. The existing fenestration is in a poor state of repair and the proposed arrangement will enable improved access to the existing terrace area. No new openings shall be created as part of this development.

The installation will be somewhat shielded by the existing balustrade, and due to the view up to roof level from street level, there will be limited opportunity to view the new glazed doors. It is noted that there are various roof level alterations along this street, and the proposed installation is considered to be in-keeping with the existing character of the neighbouring properties.

The Council Conservation Officer was consulted on the scheme and raised no objection to the proposed installation.

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, 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.

- 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 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).
- 4 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.

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
Chief Planning Officer