

Application ref: 2020/1914/P
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Date: 8 December 2020

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Davies Architects
28 Elliott Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
63 Princess Road
London
NW1 8JS

Proposal:

Variation of condition 2 (approved plans) of planning permission 2020/0093/P dated 26/03/2020 for the erection of a single storey rear infill extension at lower ground floor level and installation of metal balustrade for a Juliet balcony at upper ground floor level. Namely, alterations to fenestration at lower ground floor level and reduction in width of the balcony and door at upper ground floor level.

Drawing Nos: Proposed drawings: PRI63-PL-GA-01 REVA; PRI63-PL-GA-05 REVA; PRI63-PL-GA-06 REVA; PRI63-PL-GA-07 REVA.

Superseded drawings: PRI63-PL-GA-01; PRI63-PL-GA-05; PRI63-PL-GA-06 and PRI63-PL-GA-07.

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 the original planning permission ref 2020/0093/P

dated 26/03/2020.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2020/0093/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- PRI63-EX-GA-01 REVA; PRI63-EX-GA-02; PRI63-EX-GA-04; PRI63-EX-GA-05 REVA; PRI63-EX-GA-06 REVA; PRI63-EX-GA-07 REVA; PRI63-PL-GA-01; PRI63-PL-GA-02; PRI63-PL-GA-04; PRI63-PL-GA-05; PRI63-PL-GA-06; PRI63-PL-GA-07 and Site Location Plan no date.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The application seeks a number of minor alterations to the façade and fenestration treatment to the previous approval for a single storey rear extension at lower ground floor level and the installation of a Juliet balcony at ground floor level. The lower-ground floor rear addition was approved with a full width aluminium framed sliding door and the current proposals seek to reduce the width of the proposed door to the rear infill addition and retain the existing window at the same level towards the south elevation. At ground floor level it's also proposed to reduce the width of the approved door together with the width of the approved Juliet balcony the proposed door would be similar in design to the existing door. Moreover, the door opening would be maintained along with the Lintel above the door.

The proposed scheme will remain subordinate to the existing host property. The alterations proposed would not be visible from the public realm and these alterations would not result in any harm when viewed in the context of neighbouring properties. The variations are considered appropriate in design terms and given their rear siting, the proposed alterations would have limited visibility. Thus, the proposal would preserve the character and appearance of the host property and the Primrose Hill Conservation Area. The Primrose CAAC have been consulted and has no objection to the proposal. The minor scale of the proposed changes would also ensure no harm is

caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2020/0093/P dated 26/03/2020. In the context of the approved scheme, the proposed amendments are considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

No objections were received prior to the determination of this application. The planning history of the site has been 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and 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 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.

- 4 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's

Transport Strategy Team , Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.


- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 2 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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
Chief Planning Officer