

Application ref: 2020/5106/P
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Date: 22 January 2021

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

Dr. Thomas Whittaker
William Goodenough House
Mecklenburgh Square
London
WC1N 2AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
360 Finchley Road
London
NW3 7AJ

Proposal: Replacement of 2 sets of uPVC double-glazed French patio doors at the rear of the property, 1st set to be enlarged and replaced with timber double-glazed French patio doors and the 2nd set to be replaced with a single uPVC double-glazed patio door of the same width as the existing.

Drawing Nos: Location Plan, A01, A02.

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 shall be carried out in accordance with the following approved plans: Location Plan, A01 and A02.

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

- 2 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).

- 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 of the London Borough of Camden Local Plan 2017 and policy SD 4 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish).

Informative(s):

- 1 Reason for granting permission-

The proposal involves the replacement of existing uPVC French doors to the rear extension with enlarged timber framed French doors. The use of timber for the replacement doors is welcomed as it would enhance the character of the host building when compared with the existing uPVC. The other rear French doors are uPVC and would be replaced with a single uPVC patio door which has multiple panes. This replacement door is considered acceptable in design terms. Whilst uPVC windows are not normally supported in principle for design/heritage and sustainability reasons, it is noted that the proposal overall results in an enhancement with timber introduced and the uPVC door would be within and replace existing uPVC.

The alterations would increase the width of the doorways which would enable better access for a wheelchair user which is supported under policy C6.

The proposal would not cause an adverse impact on residential amenity. No objections have been received from residents prior to making this decision. 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 C6 of the London Borough of Camden Local Plan 2017. The proposal would also comply with policy SD 4 of the Redington and Frognal Neighbourhood Plan 2020 (intended to publish). The proposed development also accords with the London Plan 2016, London Plan 2020 Published version and the National Planning Policy Framework 2019.

- 2 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.

- 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 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).

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