

Application ref: 2021/0381/P
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Date: 5 May 2021

Development Management
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Stantec UK Ltd
78 Cowcross Street
London
EC1M 6EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Canfield Gardens
London
NW6 3EB

Proposal: Replacement of door and windows to rear ground floor extension serving ground floor flat with folding doors in an enlarged opening.

Drawing Nos: Site location plan, 19 30 010, 267, 271a

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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, 19 30 010, 267, 271a.

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

Informatives:

- 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 Reasons for granting permission.

The application relates to a grand three-storey semi-detached red brick property on the north side of Canfield Gardens which is divided into flats.

The building is not listed but is identified as making a positive contribution to the South Hampstead Conservation Area.

A flat-roofed single-story extension was added in the middle of the twentieth century. Planning permission is sought for the replacement of the rear door and windows of the extension with folding doors.

The existing opening to the garden consists of a single door and a pair of windows. The proposed opening would be larger at 3.0m in width and comprising 4 door leaves.

Given that no new built accommodation is proposed, the works would not result in any loss of daylight, outlook or privacy to neighbouring occupiers.

The enlarged opening would relate to its location leading to the garden and would not cause harm to the character and appearance of the host property or the wider conservation area. 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.

No objections were received prior to the determination of this application. The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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', written in a cursive style.

Daniel Pope
Chief Planning Officer