

Application ref: 2020/0738/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 6 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Eren Munir  
192 Tottenham Road  
London  
N13 6DL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**39 Greencroft Gardens**  
**London**  
**NW6 3LN**

Proposal:

Installation of cycle store in front garden, replacement sash windows to rear upper and lower ground floors, new bi-fold doors to rear lower ground floor and associated works

Drawing Nos: Site location plan, PL400, PL100 Rev C, PL200, PL300 Rev D, PL100 Rev L, The Soundproof Sash Windows document, PL500 Rev A, PL600 Rev A, PL700 Rev A, Sash window detail.

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: Site location plan, PL400, PL100 Rev C, PL200, PL300 Rev D, PL100 Rev L, The Soundproof Sash Windows document, PL500 Rev A, PL600 Rev A, PL700 Rev A, Sash window detail.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves removal of the existing rear spiral staircase, balcony platform and ground floor double doors and internal works to move the kitchen and living room from lower ground floor to ground floor and create a shared space and guest bedroom in the lower ground floor. The works would also include insertion of new first floor and ground floor windows, ground floor sliding doors and replacement front bay window. The proposed windows and doors are to match the existing by being painted white and would be of timber material. An additional sash window will also be added at ground floor level to serve the kitchen area, this would match the existing windows and brickwork surround. These alterations are considered of a minor nature and would be in keeping with the host dwelling and the surrounding conservation area.

A bike storage shed is proposed in the front garden and will be able to house 3 or 4 cycle parking spaces; the structure is considered acceptable in terms of design and location within the front garden.

Due to the modest nature of the windows and door alterations it is not considered any harm would be had to the amenity of the adjoining occupiers in terms of loss of light, overlooking and privacy impacts.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, the proposed development would be acceptable and the modest alterations would be relative to that of the host building and the surrounding area and would not be harmful to the character or appearance of the street

scene and would preserve the South Hampstead Conservation Area. The proposal would therefore be in accordance with policies A1, D1, D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London plan 2021 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.

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