

Application ref: 2021/0531/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Miss Jannie Or  
38 minton mews  
london  
NW6 1XX  
uk

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Mornington Place**  
**London**  
**NW1 7RP**

Proposal: Installation of a rear replacement rear elevation door at ground floor level, together with the installation of a rear lightwell grill.

Drawing Nos: 7MP\_DR\_A\_001 Rev 01, 7MP\_DR\_A\_002 Rev 01, 7MP\_DR\_A\_003 Rev 01, 7MP\_DR\_A\_004 Rev 01, 7MP\_DR\_A\_005 Rev 01, 7MP\_DR\_A\_006 Rev 01, 7MP\_DR\_A\_007 Rev 01, 7MP\_DR\_A\_008 Rev 01, Site Plan - Location Plan, Site Plan

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: 7MP\_DR\_A\_001 Rev 01, 7MP\_DR\_A\_002 Rev 01, 7MP\_DR\_A\_003 Rev 01, 7MP\_DR\_A\_004 Rev 01, 7MP\_DR\_A\_005 Rev 01, 7MP\_DR\_A\_006 Rev 01, 7MP\_DR\_A\_007 Rev 01, 7MP\_DR\_A\_008 Rev 01, Site Plan - Location Plan, Site Plan

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

Informative(s):

- 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.

This application relates to the installation of a rear elevation door at ground floor level, together with the installation of a rear lightwell grill.

The proposed lightwell grill would enclose an existing lightwell space servicing the lower ground floor level. The proposed grill would have a simple design with grated mesh design, fitted flush onto supporting beams at garden level. Whilst it is noted that the grill would have a minor upstand in its setting, officers consider its visual impact would be minor within this setting as such would not detract from the character and appearance of the host property's rear elevation.

The replacement French door at ground floor level would replace an existing timber sash window. The replacement door would be timber framed and the same width as the existing opening. Although noted the proposed door would incorporate more glazing as well as increased height, officers consider the glazing arrangement would have an acceptable impact on the property's character and appearance of the host property's rear elevation.

The replacement door is not visually prominent from the public realm. Furthermore, its location on a rear elevation at ground floor level means it is partially screened within the rear garden area. Officers consider the proposed materials and design would appear as in keeping within the context of the rear garden area. As such would have preserve the character and appearance of Camden Town Conservation Area.

Officers do not consider the proposed door would give rise to adverse amenity impact by means of increased overlooking. It is noted that the lightwell grille

would mean a slightly raised platform would be created above garden level; however, due to the height of the boundary wall and size of the platform it is not considered that a material level overlooking would be introduced.

No comments were submitted during public consultation. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

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 Emerging London Plan 2021; and the provisions of the National Planning Policy Framework 2019.

- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer