

Application ref: 2021/0422/P
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Date: 22 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Square Feet Architects
95 Bell Street
London
NW1 6TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Lower Merton Rise
London
NW3 3RA

Proposal:
Installation of fenestration to front and glazed doors to rear.
Drawing Nos: Site Location Plan 1909_L001*, 1909_L_011*, 1909_L_020*,
1909_L_021*, 1909_L_033*, 1909_L_110A, 1909_L_200A, 1909_L_201A,
1909_L_202A, 2101_PL_100, 2101_PL_201. Design and Access Statement.

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 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 1909_L001*, 1909_L_011*, 1909_L_020*, 1909_L_021*, 1909_L_033*, 1909_L_110A, 1909_L_200A, 1909_L_201A, 1909_L_202A, 2101_PL_100, 2101_PL_201. Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed installation of a small side window at the ground floor front porch of the property is considered a minor alteration which is very similar to a neighbouring property. The scale, design and materials are considered to be acceptable.

To the rear ground floor, the initial proposal for bi-folding doors has been revised to specify sliding patio doors, to be installed in both the rear and side elevations facing the rear garden space.

The new fenestration to the rear shall be fitted within existing openings, with a minor adjustment on the rear elevation itself; which will join the opening of the existing French doors, leading from the dining room, to the opening of the existing kitchen window, thus slightly enlarging this opening for the new sliding door here.

All new fenestration shall have aluminium framed double glazed units to match existing arrangements on the host and similarly styled neighbouring properties.

Given the minor nature of the proposals to the front, and that alterations to the rear will not create any new views from the host building, it is not considered there will be any negative impacts on neighbouring amenity by way of loss of outlook, daylight or privacy.

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.

As such, the proposed development is in general accordance with policies D1, and A1 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2019.

- 2 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) 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.

- 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 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