

Application ref: 2021/1203/P
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Date: 23 July 2021

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

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www.camden.gov.uk/planning

Smiley Jim Ltd
5 Underwood Rise
Tunbridge Wells
TN2 5RY
Kent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Goldington Street
London
NW1 1UE

Proposal: Replace existing rear door and fanlight with new timber door and fanlight.

Drawing Nos: MP01 Existing Plans, MP02 Existing Sections, MP03 Existing Elevations, MP04 rev a Proposed Plans, MP05A rev a Proposed Elevations, MP05B rev a Proposed Elevations (2), MP06A rev a Proposed Sections, MP06B rev b Proposed Sections (2), MP07 rev a Door Schedule, MP08 rev a Details Doors, MP10 Details Mouldings, and MP12 Details En-Suite Shower Room.

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: MP01 Existing Plans, MP02 Existing Sections, MP03 Existing Elevations, MP04 rev a Proposed Plans, MP05A rev a Proposed Elevations, MP05B rev a Proposed Elevations (2), MP06A rev a Proposed Sections, MP06B rev b Proposed Sections (2), MP07 rev a Door Schedule, MP08 rev a Details Doors, MP10 Details Mouldings, and MP12 Details En-Suite Shower Room.

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

Informatives:

- 1 Reasons for granting permission.

The site a three storey Grade II Listed terraced building built c1850. The front of the property has a stuccoed rusticated ground floor exterior, with brick first and second floors. The house appears to retain its traditional three-cell layout.

The replacement rear door and fanlight would be in the retained existing opening and in a simple style that matches the adjacent window. This is acceptable and would preserve the character and appearance of the King's Cross Conservation Area and not harm the special architectural and historic interest of the listed building.

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.

The proposal would not give rise to adverse impacts on residential amenity.

No comments were received 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 D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 2 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).
- 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) 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