

Application ref: 2021/2120/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 3 August 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
www.camden.gov.uk/planning

Centro Planning Consultancy
Centro Planning Consultancy
104 St John Street
London
EC1M 4EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
24 Priory Road
London
NW6 4SG

Proposal:

Variation of condition 3 (Approved plans) of planning permission 2020/5235/P dated 26/03/2021 (for 'Conversion of 1x2bed and 1x3bed flats into a 1 x 4bed flat including erection of single storey lower ground floor rear extension, following demolition of existing, with associated balcony at ground floor and external steps. Rear/side fenestration alterations at lower ground and ground floor level'), namely to allow amendments to rear and side fenestration and replacement of front fenestration with double glazing
Drawing Nos: 2018/P03 Rev.A; 2018/P04 Rev.A, 2018/P07.

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 the original planning permission ref 2020/5235/P dated 26/03/2021.

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:
01a; 01; 02; 03; 05i; 07i; 2018/P03 Rev.A; 2018/P04 Rev.A; 2018/P07.

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

Informative(s):

- 1 Reasons for granting permission:

At lower and upper ground rear, the approved fenestration will be replaced with full width bi-fold doors and a small scale window at lower ground. It is considered that this detailed design simplifies the rear elevation and appears more harmonious and proportionate. The windows also now align with those on the upper levels. The use of aluminium has been granted at these levels by the parent application. Overall the new design enhances this elevation.

On the side elevation at lower ground and upper ground floor, the three approved new windows will be replaced with metal casement windows in a similar location. A new high level metal window to serve an ensuite will be inserted at ground floor. Given the existing windows are upvc, their replacement is welcomed and that the new windows are at the lower levels with limited visibility so that metal would be acceptable in this instance.

The proposed front bay window at lower ground floor will be replaced with double glazing; the scale, detailed design, material and opening method will remain the same which is acceptable.

It is noted that there is an existing flue on the side elevation that runs from lower ground to first floor that was installed historically without planning permission. Its removal and replacement with a small scale kitchen extract fan at upper ground floor is welcomed and enhances this elevation.

The side windows would have a similar siting and scale to the approved ones, with the upper ground floor decreasing in scale from the existing which is an improvement. The new high level window is not considered to harm the amenity of the neighbouring property. The rear fenestration will offer the same views/outlook as existing and is acceptable.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance and neighbouring amenity considerations.

No objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer