

Application ref: 2021/2652/P
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Date: 14 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Glasspool & Thaiss
Suite 6, Rectory House
Thame Road
Haddenham
HP17 8DA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2

Marlborough Mansions

Cannon Hill

London

NW6 1JP

Proposal:

Conversion of existing window to an external door for access onto a rear terrace, via proposed access stair.

Drawing Nos: OS Map, 20063-PL-B01 Rev B, 20063-PL-B02 Rev B, 20063-PL-B03 Rev B, 20063-PL-A04 Rev A and Design Access Statement 20063 Rev A 09.09.21, and photographs: Extg Window Opening Flat 2, Extg Rear Elevation of (Flat 9 & Flat 2), Extg Elevation Garden Exit Flat 9, Existing Garden Exit Door from Flat 9.

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: OS Map, 20063-PL-B01 Rev B, 20063-PL-B02 Rev B, 20063-PL-B03 Rev B, 20063-PL-A04 Rev A and Design Access Statement 20063 Rev A 09.09.21, and photographs: Extg Window Opening Flat 2, Extg Rear Elevation of (Flat 9 & Flat 2), Extg Elevation Garden Exit Flat 9, Existing Garden Exit Door from Flat 9.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The existing timber framed window is within a side elevation to the rear of the property, it is not visible from the public realm. The proposal would see the window opening enlarged and the installation of a door, metal platform and stairs. The stairs and platform will address the changes in level between the door, lower service yard and terrace leading to the garden. Similar proposals at Marlborough Mansions to provide rear access from the flats to the garden have been approved.

It is not considered that the proposal would have a detrimental impact on the appearance of the host building and given that it is within a confined side elevation to the rear, it would not harm the wider conservation area. The width of the opening will remain the same and therefore the brick lintel and brickwork to the sides will be retained as is. The detailed design is considered appropriate and sympathetic to the host building: the proposed detail of the new door, frame surround, railings, platform and staircase are to match those seen at Flat 9 as closely as is possible (photographs provided). The new door will be timber and painted cream as is the door at number 9. For this reason the proposal and design is not considered to harm the host building or wider conservation area.

There would be no impact on the amenity of adjoining neighbours, the alterations would not allow for any additional overlooking above what is currently possible with the existing window.

As such, the proposals would be in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposals would also accord with the policies of the Fortune Green and West Hampstead Neighbourhood Plan

2015, London Plan 2021 and NPPF 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 2021.

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