

Application ref: 2021/4240/P
Contact: Fast Track Team
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Date: 24 November 2021

Development Management
Regeneration and Planning
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Nicholas Lee Architects Ltd.
34A Rosslyn Hill
Hampstead
London
NW3 1NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**69 St Augustine's Road
London
NW1 9RR**

Proposal:

Replacement upper ground, rear terrace timber sash windows with timber doors
(retrospective)

Drawing Nos: Site Location Plan; 1268 'Existing & Proposed Terrace Windows'.

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 shall be carried out in accordance with the following approved plans: Site Location Plan; 1268 'Existing & Proposed Terrace Windows'.

Reason:

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

Informative(s):

1 Reasons for granting permission:

The proposal involves the replacement of the two timber sash windows at rear first floor level with two single timber doors within the existing window openings. The doors are designed to match the appearance of the windows they replace including the positioning of the glazing bars. The works have already been carried out and permission is sought retrospectively. When the doors are closed the difference is barely perceivable, the only noticeable difference being the opening mechanism.

It is considered that the proposed doors would preserve and enhance the character and appearance of the host property and Camden Square Conservation Area.

The use of the flat roof as a roof terrace was established by previous planning permission reference 2018/3546/P for 'Erection of single storey rear extension with terrace above and side extension both at lower ground floor level.'

The proposal has no impact on neighbouring occupants in terms of a loss of outlook, privacy or daylight.

One objection has been received following statutory consultation in respect of amenity and design. The objection and the site's planning history were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, CC1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer