

Application ref: 2021/1867/P
Contact: Tony Young
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Date: 28 January 2022

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

Britt Crayston
91 Grays Inn Road
Holborn
London
WC1X 8TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
87 Patshull Road
London
NW5 2LE

Proposal: Alterations to replace rear timber framed doors with Crittall style metal framed doors at ground floor level.

Drawing Nos: 001 rev A, 002 rev A; Typical Crittall door details (indicative) from Design Plus London (Rev 0); Planning Statement from Britt Crayson Architectural Services (Ref. 87PR_pl_2.8) dated 16/04/2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 001 rev A, 002 rev A; Typical Crittall door details (indicative) from Design Plus London (Rev 0); Planning Statement from Britt Crayson Architectural Services (Ref. 87PR_pl_2.8) dated 16/04/2021.

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

- 3 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, and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting planning permission:

While it is recognised that the design, material and colour of the proposed dark grey or black Crittall style framed doors would differ from the existing white timber framed doors which would be replaced, the proposed doors would occupy an opening which would closely match the existing in terms of position and proportions.

Furthermore, the slim Crittall door frames are considered to relate well to the thin frames and glazing bars of existing fenestration at the rear of the property, so that the overall visual relationship with the upper floor windows and rear façade is sympathetic and generally maintained. An existing traditional horizontal brick soldier course would be retained above the replacement doors.

The proposed alterations are also noted as being confined to ground floor level at the rear of the property, and as such, would not be visible in any public views, nor widely noticeable in private views.

Overall, therefore, in terms of design, size, location, colour and materials used, the proposal is considered to preserve the character and appearance of the host building and wider Bartholomew Estate Conservation and Kentish Town Neighbourhood Areas, and is acceptable.

Given the minor nature of the proposals and the fact that the new doors would replace existing doors located in the same position, the proposal does not raise any amenity concerns for neighbouring properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Responses from the Kentish Town Neighbourhood Forum and a local resident are noted in the consultation summary associated with this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bartholomew Estate Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 Alterations also shown on the approved drawings which involve the replacement of concrete roof tiles with reclaimed natural slates and the installation of rooflights are considered to be permitted development, such that, the specific grant of planning permission from the local planning authority is not required. In this regard, the applicant is reminded that all new or replacement rooflights should project no more than 150mm beyond the plane of the roof slope in order to constitute permitted development.
- 3 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).
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer