

Application ref: 2021/1344/P
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Date: 16 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

17 Greville Place, London NW6 5JE

Proposal:

Installation of metal framed doors to ground floor rear and replacement windows, with re-surfacing or tarmac to front forecourt and installation of bin store associated to 2021/2492/L.

Drawing Nos: Drawing nos: Site Location Plan 591 PLB LOC, PLB 001, PLB 003, PLB 011, PLB 013, PLB 031, PLB 041, PLB 042, PLB 043, PLB 044, PLB 102, PLB 141, PLB 142, PLB 144. Conservation Design and Access Statement. Heritage Statement.

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 [Drawing nos: Site Location Plan 591 PLB LOC, PLB 001, PLB 003, PLB 011, PLB 013, PLB 031, PLB 041, PLB 042, PLB 043, PLB 044, PLB 102, PLB 141, PLB 142, PLB 144. Conservation Design and Access

Statement. Heritage Statement.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

To the front, a bin store is proposed in the front paved area. It will be small in scale and has been discreetly placed to one side so will not encroach into views of the front elevation of house. Additionally, the existing tarmac shall be replaced like for like, which does not require consent, however is included in the drawings for completeness.

At the rear, works are proposed to the lower ground floor to replace existing fenestration within existing openings of the non-historic bay, and; to install new aluminium framed sliding doors to the main rear elevation in place of a single door and two sash windows. The alteration would not be widely visible and would restore symmetry to the pair of buildings as it will match the approved design for number 19.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building. Therefore, the proposed alterations to the property are considered to be acceptable in terms of scale, design and materials and are appropriate for the character and setting of the host listed building and wider conservation area.

Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

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

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer