

Application ref: 2021/4900/P
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Date: 20 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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The Planning Lab
Somerset House
South Wing
London
WC2R 1LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**33 Princess Road
London
NW1 8JS**

Proposal:

Installation of railings at ground floor and opening up of window at second floor on Chalcot Street side elevation, plus replacement of rear fenestration.

Drawing Nos: 159_L01_01; 159_L01_02; 159_L02_01; 159_L02_02; 159_L04_01;
159_L05_01; 159_L05_02_A; 159_L12_01_A; 159_L12_02_A; 159_L14_01_A;
159_L15_01_A; 159_L15_02_A

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: 159_L01_01; 159_L01_02; 159_L02_01;

159_L02_02; 159_L04_01; 159_L05_01; 159_L05_02_A; 159_L12_01_A;
159_L12_02_A; 159_L14_01_A; 159_L15_01_A; 159_L15_02_A

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 and railings, 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.

Informative(s):

- 1 Reasons for granting permission-

A mansard roof extension was initially proposed as part of this application; however this element was omitted following officer advice. The proposal was also amended to include new railings at ground floor level to the Chalcot Street side elevation.

The proposal is acceptable in design terms. As existing, there are black metal railings which extend less than half of the length of the side elevation of the property facing Chalcot Street, enclosing the existing front and side lightwell. It is proposed to extend the railings along the entire length of the side elevation, with a new gate proposed to the rear passage. The new railings would be of a taller height, matching the height of the new gate. The principle of the new railings is acceptable, and a condition is recommended to ensure that the detailing of the new railings match the existing railings.

Of the four upper level side windows, three are bricked up and it is proposed to open up one at 2nd floor level with French doors providing a Juliet balcony. The opening up of this window with the insertion of a timber sash window, above one with an existing Juliet balcony, is acceptable in design terms. The like-for-like replacement of rear windows is acceptable.

The opening of the new window at second floor level would not lead to any loss of privacy to neighbouring residents, given that the views from this window would be similar to those from the existing windows below. Overall there would not be any negative impact on the residential amenity currently enjoyed by neighbouring residents.

One comment was received from the Primrose Hill CAAC raising no objection to the proposal but requesting conditions be included to secure details of the new railings and window. This is not considered necessary given that the drawings have shown sufficient detail of the materials and appearance of these elements. No other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

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