

Application ref: 2022/0591/P
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Date: 6 May 2022

Development Management
Regeneration and Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Flat B
Priory Road
London
Camden
NW6 4NS

Proposal:

Creation of new balcony at ground floor with balustrade and replacement of existing window with doors

Drawing Nos: D-001 Site Location Plan, P-LG/00-D-002, E-F/R-D-003, E-N/S-D-004, P-LG/00-D-006 Rev B, E-F/R-D-007 Rev B, E-N/S-D-008 Rev B, X-D-009 Rev 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

D-001 Site Location Plan, P-LG/00-D-002, E-F/R-D-003, E-N/S-D-004, P-LG/00-D-006 Rev B, E-F/R-D-007 Rev B, E-N/S-D-008 Rev B, X-D-009 Rev 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, 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.

The proposal seeks to erect a balcony on the rear bay window of the raised ground floor flat and replace the existing timber sash window with matching timber French doors.

Planning and conservation officers have reviewed the proposals and consider that the balcony would be subordinate to the host property and would not bring harm to the character and appearance of both the host property and conservation area. The loss of the sash window is considered acceptable in conservation terms and the proposed white timber frame doors would be sympathetic to the host property.

It is considered that the balcony would not bring adverse amenity impacts to neighbouring occupiers with regards to overlooking and noise. There is existing overlooking from the bay window onto the communal garden and there is sufficient natural screening between nos 47 and 45. Indeed, no 45 has a rear balcony and therefore there is an existing precedence of minimal mutual overlooking between the two properties. The balcony would not be large enough to host large gatherings and thus it is considered that unacceptable levels of noise pollution would not be generated.

Due to the orientation and location of the site, the lower ground floor bay window beneath the proposed balcony already experiences overshadowing from the boundary wall with no 45. The balcony therefore would not significantly add to this overshadowing.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 top left corner of the page.

Daniel Pope
Chief Planning Officer