

Application ref: 2021/6042/P  
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Date: 18 May 2022

**Development Management**  
Regeneration and Planning  
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NW1 8YW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**3 B Torriano Avenue**  
**London**  
**NW5 2SN**

Proposal:

Replacement of existing French doors and window to timber bifold doors on the rear lower ground floor, insertion of two windows on the side elevation and a rooflight on the rear roof slope to enable a loft conversion.

Drawing Nos: 361-DWG-000; 361-DWG-001; 361-DWG-002; 361-DWG-003; 361-DWG-004; 361-DWG-005; 361-DWG-006; 361-DWG-007; 361-DWG-010; 361-DWG-012 Revision P1; 361-DWG-020; 361-DWG-021; 361-DWG-022; 361-DWG-023; 361-DWG-102 Revision P1; 361-DWG-103 Revision P1; 361-DWG-104 Revision P2; 361-DWG-105 Revision P1; 361-DWG-106 Revision P1; 361-DWG-107 Revision P1; 361-DWG-110 Revision P1; 361-DWG-112 Revision P1; 361-DWG-120 Revision P1; 361-DWG-121 Revision P1; 361-DWG-122 Revision P3; 361-DWG-123 Revision P2.

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 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 361-DWG-000; 361-DWG-001; 361-DWG-002; 361-DWG-003; 361-DWG-004; 361-DWG-005; 361-DWG-006; 361-DWG-007; 361-DWG-010; 361-DWG-012 Revision P1; 361-DWG-020; 361-DWG-021; 361-DWG-022; 361-DWG-023; 361-DWG-102 Revision P1; 361-DWG-103 Revision P1; 361-DWG-104 Revision P2; 361-DWG-105 Revision P1; 361-DWG-106 Revision P1; 361-DWG-107 Revision P1; 361-DWG-110 Revision P1; 361-DWG-112 Revision P1; 361-DWG-120 Revision P1; 361-DWG-121 Revision P1; 361-DWG-122 Revision P3; 361-DWG-123 Revision P2.

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

#### Informative(s):

- 1 Reasons for granting permission.

The original timber windows and French doors would be replaced with timber bifold doors on the rear lower ground floor.

The proposal also includes the insertion of two timber windows on the side elevation, one at ground floor level and one at roof level associated with a loft conversion and a new aluminium rooflight.

Following our advice, a revision was received to include timber bifold doors (instead of aluminium) and for the door head to be aligned with the existing openings.

A revision was also received regarding the two timber windows on the side elevation. The windows will have the same design as those at No. 1 Torriano Avenue (facing Busby Place) and No. 7 Torriano Avenue.

The proposed rooflight would be conservation style, which is appropriate. Given its siting on the rear roof slope, it would not be visible from the public realm nor cause any harm in terms of light spill.

The bifold doors, windows and rooflight are acceptable in terms of material, location and design.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the

design, locations, proportions and materials, and would preserve the character and appearance of the building, and as such, are acceptable.

There are no existing windows on the side elevation of No. 5 (facing No. 3B) Torriano Avenue, such that it would not cause harm in terms of overlooking.

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.

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, 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](http://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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer