

Application ref: 2021/6274/P  
Contact: Amy Ly  
Tel: 020 7974 8141  
Email: Amy.Ly@camden.gov.uk  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Migue Mola  
Flat C  
5 Massie Road  
London  
E8 1BY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**66 Camden Square  
London NW1 9XD**

Proposal:

Erection of front entrance gate.

Drawing Nos: TQRQM21355182541124; TQRQM21355182112878; 66 Camden Square Gate proposal; Existing floorplan rev A; proposed floorplan rev A; Proposed elevation rev A; Existing elevation rev A; Proposed section rev A; Material Palette 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

TQRQM21355182541124; TQRQM21355182112878; 66 Camden Square

Gate proposal; Existing floorplan rev A; proposed floorplan rev A; Proposed elevation rev A; Existing elevation rev A; Proposed section rev A; Material Palette 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 front gate, 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 application site is located on the corner of Camden Mews and Murray Street in the Camden Square conservation area, and is identified as making a positive contribution to the conservation area. The front entrance of the host property faces Murray Street to the south.

The proposal involves the erection of a front entrance gate to the front of the existing small recessed front entrance. The existing gate is timber with obscured glazing panels and is set in 3m from the front building line which forms a small forecourt within the boundary of the application site. The proposed gate would be built to match the existing gate in terms of design and materials, and would sit 0.5m from the front building line within the small forecourt area. The proposed gate is acceptable in terms of mass and scale; the proposed addition to the front entrance would be minimal and in keeping with the character of the building and wider area.

The proposed gate would include obscured glazed panels and would not cause significant impact in terms of overlooking, sense of enclosure or neighbouring amenity. It would be appropriate for the context of the host building and would not cause a significant impact on safety and security in the area, given the current natural surveillance.

There would be no loss of planting or original front boundary treatments, the existing tiled flooring and gate would be retained. The proposed development 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, 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](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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer