

Application ref: 2022/0840/P
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Date: 6 June 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Undercover Architecture Ltd
48 Mornington Terrace
London
NW1 7RT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

11 Laurier Road, London NW5 1SD

Proposal:

Installation of steel bi-folding doors and awning at lower ground floor, with 1 window at ground floor rear; and, 1 window to ground floor with 3 windows to lower ground floor at side elevation; timber framed double glazed sash fenestration to be fitted throughout, and associated works.

Drawing Nos: Site Location Plan, PA 101, 102, 103, 104, 105, 110, 111, 112, 113, 201, 202, 203, 204, 205, 220, 211, 213. Design and Access Statement (March 2022).

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: Site Location Plan, PA 101, 102, 103, 104, 105, 110,

111, 112, 113, 201, 202, 203, 204, 205, 220, 211, 213. Design and Access Statement (March 2022).

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 proposed alterations are considered acceptable in terms of scale, design and materials and would not appear incongruous in this setting of residential properties.

The installation of bi-fold doors to the rear at lower ground floor shall include the removal of an external spiral stair case from lower ground to ground floor. New bi-fold doors shall be installed by increasing the existing openings of the existing door and window. Redundant pipework shall be removed and tidied as part of the works.

Existing single glazed fenestration shall be replaced by timber framed double glazed units within existing openings. To the side elevation, four new timber framed sash windows shall be installed at ground and lower ground floor level. These are considered to be suitable for the host property. To the front, existing timber frames shall be retained with double glazed units installed, to ensure the appearance remains as close to existing as possible, following installation of double glazing.

Given the minor nature of the proposals, this development is not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

Council Conservation and Design Officers were consulted on the scheme and raised no objections.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 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 A1

and D1 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



Daniel Pope
Chief Planning Officer