

Application ref: 2022/0278/P  
Contact: Fast Track GG  
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Email:  
Date: 9 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mr Costantino Meucci  
1 Gladwell Road  
Bromley  
BR1 4DA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**29 Croftdown Road**  
**London**  
**NW5 1EL**

Proposal:

Installation of timber bi-fold doors to replace existing windows to ground floor rear elevation, installation of timber double doors to the rear sunken ground floor level and erection of railings around and steps down to rear lightwell.

Drawing Nos: 100-PL100; 100-PL101 Rev A; 100-PL102; 100-PL103 Rev A; 100-PL104 Rev A; 100-PL105 Design and Access Statement; 100-PL107 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 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 policies D1 and D2 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: 100-PL100; 100-PL101 Rev A; 100-PL102; 100-PL103 Rev A; 100-PL104 Rev A; 100-PL105 Design and Access Statement; 100-PL107 Rev A.

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

#### Informative(s):

- 1 Reasons for granting permission.

The property is a large semi-detached house which is divided into 4 flats. It is also located in Dartmouth Park Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor. Flat 1 is located at lower ground floor level and has independent access via side passageway.

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

The proposal also includes the installation of timber double doors to the rear sunken ground floor level by replacing the existing window. This would be achieved by lowering the sill of the existing window opening.

The proposal also seeks to add external steps to the existing external sunken area outside the proposed double doors and erect new metal railings around to ensure protection from falling. The steps would be precast concrete and the railings would be powder coated metal. The details are considered appropriate.

The bifold doors, double doors, railings and steps 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 Dartmouth Park Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. The Dartmouth Park Conservation Area Advisory Committee did not have a comment to make on this. No other objections were

received prior to the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer