

Application ref: 2022/1204/P
Contact: Obote Hope
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Date: 6 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Keystone Planning Limited
International House
Holborn Viaduct
London
EC1A 2BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Garages And Land Adjacent to
39 Priory Terrace
London
NW6 4DG**

Proposal:

Demolition and rebuilding of the west boundary wall including the installation of timber gate across the main entrance, replacement of the existing garage doors and replacement of the flat roof.

Drawing Nos: PT39A-01-1001; PT39A-01-1003; Classic garage door technical dataset;
Design and Access Statement by Keystone Planning Ltd dated 28.07.2022.

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: PT39A-01-1001; PT39A-01-1003; Classic garage door technical dataset; Design and Access Statement by Keystone Planning Ltd dated 28.07.2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the demolition and rebuilding of the side boundary wall in front of the existing garage and the installation of a new timber gate on the pavement edge on Abbey Road. The brick wall, garage roof and doors would be replaced on a "like for like" basis in terms of design, height and footprint. The materials proposed would match the existing pattern of development along Abbey Road and would preserve the character and appearance of the area.

The proposed replacement garage would be an enhancement to the existing dilapidated structure. The new roller shutter door to the garage would be modest in appearance and enable the garage to be properly secured. The scale and massing of the garage would remain unchanged and would retain the Bitumen felt roof design. The traditional timber access gate is considered to preserve the character of the streetscene and Priory Road 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.

Given the nature of the work to replace the existing structures with no increase in height and footprint and no new windows being proposed, and to install a new timber gate on the boundary, the proposal will have no detrimental impact with the neighbouring amenity.

No objections were received following the consultation process and the site's planning history was taken into account when coming to this decision.

As such, the proposed development is considered to be 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 NPPF 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer