

Application ref: 2022/4153/P  
Contact: Fast Track TC  
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Email:  
Date: 16 February 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mr Miska Wroe  
22 Grey Crescent  
Newtown Linford  
LE60AA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**9 Collard Place**  
**London**  
**Camden**  
**NW1 8DU**

Proposal:

Installation of a new timber framed glazed door to rear ground floor following removal of an existing window.

Drawing Nos: Drawing 0001; Drawing 0002; Drawing 0003

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 Drawing 0001; Drawing 0002; Drawing 0003.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission/consent-

The proposal is for the installation of a timber framed glazed door to the rear of the building. The door would replace in a window in the same position and would provide access from the flat to the communal garden. The door would be constructed in timber and would match the design of an existing set of doors on this elevation. The door is considered acceptable as it would not cause demonstrable harm to the appearance of the building or the character of the area.

There are no amenity concerns to neighbouring properties given the proposal would replace the existing window and the access on the communal garden would not impact the ability for other residents to enjoy the garden space.

The site's planning and appeals history has been taken into account when coming to this decision. An objection has been received following statutory consultation, in respect of creating access to the communal garden area, and duly considered (refer to consultation summary).

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, as well as with the London Plan 2021 and the National Planning Policy Framework 2021.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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