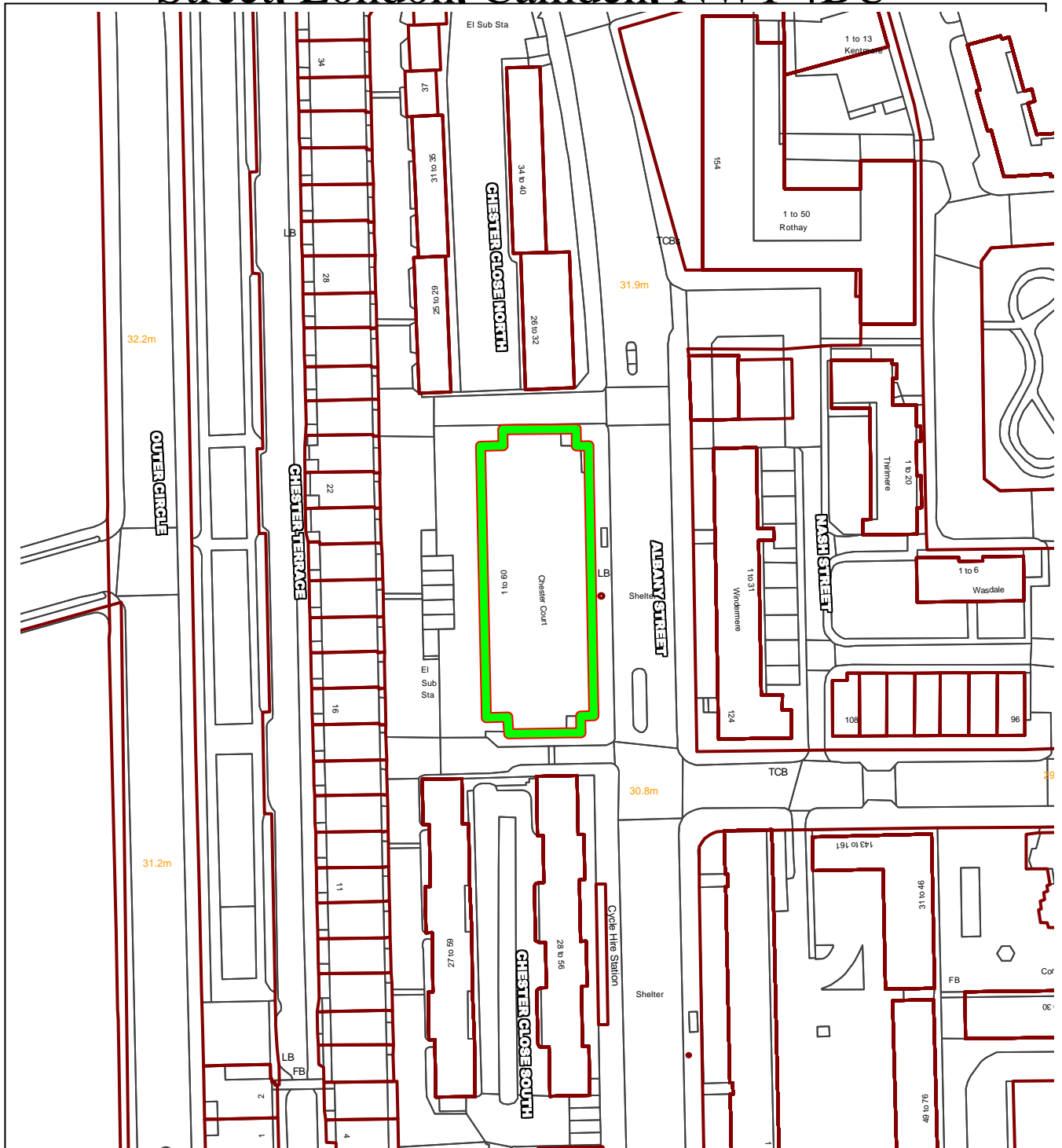
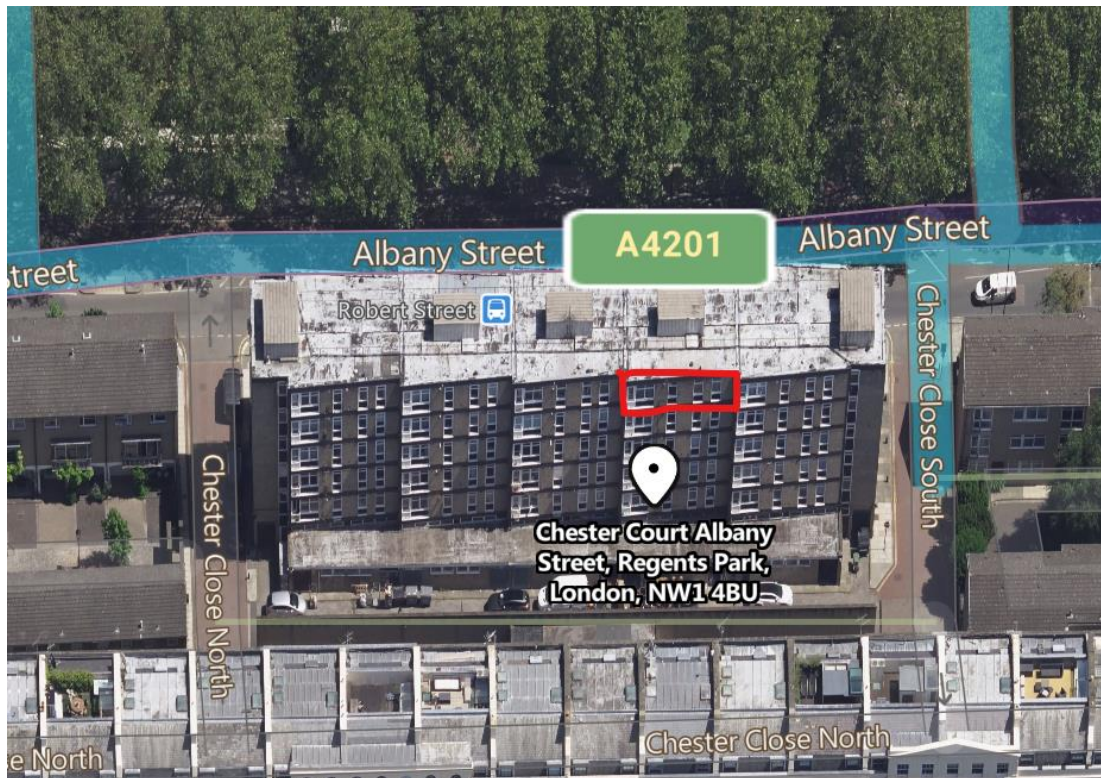


2022/2751/P 53 Chester Court, Albany
Street. London. Camden. NW1 4BU



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Photos



Application Site outlined in red

Other flats on the block.





Application ref: 2022/2751/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 8 March 2023

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

ANGLIAN HOME IMPROVEMENTS
ANGLIAN HOME IMPROVEMENTS
NATIONAL ADMINISTRATION CENTRE
PO BOX 65
NORWICH
NR6 6EJ
undefined

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
53 Chester Court
Albany Street
London
Camden
NW1 4BU

DECISION

Proposal:

Replacement windows and door with UPVC

Drawing Nos: Block Plan, Design Access and Heritage Statement, OS Plan Black/White,
30352916 Sheet 1 of 7, 30352916 Sheet 2 of 7, 30352916 Sheet 3 of 7, 30352916 Sheet 4
of 7, 30352916 Sheet 5 of 7, 30352916 Sheet 6 of 7, 30352916 Sheet 7 of 7

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 Block Plan, Design Access and Heritage Statement, OS Plan Black/White, 30352916 Sheet 1 of 7, 30352916 Sheet 2 of 7, 30352916 Sheet 3 of 7, 30352916 Sheet 4 of 7, 30352916 Sheet 5 of 7, 30352916 Sheet 6 of 7, 30352916 Sheet 7 of 7

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 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 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.
- 3 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

Chief Planning Officer

DRAFT

DECISION

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/10/2022
		N/A / attached		Consultation Expiry Date:	23/10/2022
Officer				Application Number(s)	
Jennifer Dawson				2022/2751/P	
Application Address				Drawing Numbers	
53 Chester Court Albany Street London Camden NW1 4BU				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of aluminium windows and doors to UPVC.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 07/09/2022 (consultation end date 01/10/22). The development was also advertised in the local press on the 28/07/2022 (consultation end date 21/08/22).			
Adjoining Occupiers:	No. of responses	00	No. of objections	0
Summary of consultation responses:	None			
Regents Park CAAC:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">The proposed use of UPVC door and window frames would harm the recognized character of these buildings and of the conservation area, disrupting the homogenous character, and the consistent use of traditional materials in these blocks. We would welcome an energy-saving glazing solution which was consistent with the traditional forms of the building as a whole. <u>Officer's response:</u> <i>Please see section 2.2 and 2.3 of the report</i>			

Site Description

The existing building is a six storey apartment block constructed in the 1960s. The site is located on the west elevation of the building on Chester Close. The flat is situated on the top floor.

The site is within the Regents Park conservation area and is noted as a neutral contributor in the Regents Park Conservation Area Statement and is not listed.

Relevant History

The planning history for the application site can be summarised as follows:

2005/5565/P - Replacement of the existing metal window and balcony door units to all residential flats (Class C3) with white double glazed UPVC units. (Granted 10/02/2006)

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Regents Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Replacement of aluminium windows and doors to UPVC.

2. Design

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 is to protect and enhance heritage assets and conservation areas.
- 2.2. There was a previous approval from 2006 to change all aluminium windows to UPVC. This permission is now extant, however most windows on the property are now UPVC. On the west elevation out of 25 flats only 3 flats have aluminium windows. The proposed UPVC would therefore match the fenestration on the rest of the building and not cause harm to the character of the block or wider conservation area.
- 2.3. The Regents Park Conservation Area Statement was written in 2011, 5 years after consent was given to the change of the windows of the building. The building is listed as a neutral contributor to the conservation area's character.
- 2.4. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposals would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

3. Amenity

- 3.1. No new amenity issues will be created as the proposal uses the same window openings for both replacement windows developments. The proposal is therefore considered to comply with Camden Local Plan Policy A1.

4. Recommendation

- 4.1. Grant permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20TH March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.