

Application ref: 2023/0910/P  
Contact: Adam Greenhalgh  
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Date: 24 April 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Yu lou  
2 Woodview Mews  
London  
SE19 2BN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat Ground Floor  
17 Arkwright Road  
London  
NW3 6AA**

Proposal:

Replacement of two existing windows with larger size windows on the rear elevation and insertion of a window on the side elevation.

Drawing Nos: ARK: P-001 (Location Plan), P-101 (Existing and Proposed Ground Floor Plans), P-201 (Existing South and East Elevations), P-202 (Proposed South and East Elevations), Window Specifications & Technical Drawings/Sections (Timber Windows Direct), Design & Access Statement (ARK-X-DA-01)

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 drawings/documents:

ARK: P-001 (Location Plan), P-101 (Existing and Proposed Ground Floor Plans), P-201 (Existing South and East Elevations), P-202 (Proposed South and East Elevations), Window Specifications & Technical Drawings/Sections (Timber Windows Direct), Design & Access Statement (ARK-X-DA-01)

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:

17 Arkwright Road is a four storey brick/tiled, hipped roof building with white painted windows and doors and white portico on the front elevation. It is located in the Redington/Frognaal Conservation Area and it makes a positive contribution to the area according to the Redington Frognaal Conservation Area Appraisal.

The application relates to the ground floor flat (upper ground at the rear) and it concerns two secondary windows in the rear elevation and a proposal for a new window in the wall on the ground floor at the side (next to 15 Arkwright Road).

The two replacement windows which are proposed on the upper ground floor at the rear would be similar in style, type and materials (i.e. timber sash) to the existing windows in the existing upper ground floor level rear bay window and 1.8m in height and 850mm in width, they would retain the window hierarchy on the building and preserve the character of the building in the Conservation Area. The glazing bars are applied rather than integral, contrary to guidance in CPG Home Improvements, however, as the windows are on the side and rear elevation this detailing would not impact on the character and appearance of the Conservation Area.

The small (i.e. 450mm x 900mm) window which would be formed in the side wall at ground floor level would not change the appearance of the building from the street or in the 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.

The proposal would not result in any significant loss of amenity to the living conditions of any adjoining occupiers. The new windows would not result in direct overlooking of any neighbouring rooms or gardens; there would be no more significant overlooking than that which occurs from the existing upper floor windows in the building. The new window in the side wall next to no. 15 would be opposite a solid wall at this site and it would not give rise to any overlooking into any existing windows.

The proposed windows would not harm the outlook of any neighbouring or adjoining occupiers at the site.

As such, the proposal would not result in any harm to the amenity of any neighbouring occupiers.

One letter was received in response to statutory consultation on the application. The letter, which is from the freeholder of the building, refers to Building Control issues and not the planning merits of the proposals. The structural concerns raised by the freeholder are for the Building Regulations to address and they cannot be taken into consideration in the determination of the planning application.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, policies SD2, SD4 and SD6 of the Redington Frognal Neighbourhood Plan 2012, 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.

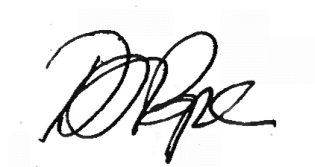
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer