

Application ref: 2023/0571/P  
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Date: 4 May 2023

**Development Management**  
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Simon Levy Associates  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Emmanuel Vicarage  
Lyncroft Gardens  
London  
Camden  
NW6 1JU**

Proposal:

Remove and replace the 13 existing windows to the front, rear and side elevations of the vicarage.

Drawing Nos: Design and Access Statement, Site location plan, drawings numbered: SLA 9681.101; SLA 9681.102

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 [insert drawing no.s]

OR

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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 if in CA] 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. [Delegated]

The application site is within the West End Green Conservation Area. It is physically attached to the GII listed church of Emmanuel. The church itself is currently Grade II listed (list entry number: 1379387) and the vicarage is directly attached to the church. Although there is no mention of the vicarage in the church listing, and the property does not appear to be of any real historic value the listing does state - 'Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building'.

It is therefore considered that under the Ecclesiastical Exemption the property does fall under the exemption because although it is a vicarage, it is physically attached to the church and has been part of the curtilage since before the church was listed. Therefore listed building consent is not required from the Council as the physical attachment of the structures would presumably outweigh the status of the use. Faculty is required from the Diocese of London.

However, because the proposal is to change windows in a non-like for like manner (different materials and design) and because the proposal is for a site within a conservation area the works require planning permission as a householder application.

The existing timber windows to the vicarage have naturally reached the end of their life-cycle. Timber decay and rotting is evident to the frames in many

areas, and it is no longer feasible to carry out temporary repairs and redecoration to patch up the appearance of the façades. The windows are to be replaced with powder coated aluminium frames and double glazed units to match the existing layout and of a similar thickness/profile to the original windows.

The existing building is not identified as making a positive contribution to the character and appearance of the conservation area, although it is not considered to detract from it. The proposed alterations are considered to preserve the character and appearance of the conservation area.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 (Design) and D2 (Heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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-householder-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