

Application ref: 2022/3778/P
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Date: 12 July 2023

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Regeneration and Planning
London Borough of Camden
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Mark Zudini Architecture + Design Ltd
2 Lane Close
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NW2 6QZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Barrington Court
Lamble Street
London
NW5 4AT

Proposal:

Erection of brick walls with planters to front boundary, replacement of rear windows and doors at ground floor level with full-width aluminium framed sliding doors, replacement of front and rear windows, and addition of external insulation facing material at front and rear.

Drawing Nos: (051-)100, 102, 103, 104, 106, 107, 108; 202 rev A, 203 rev A, 205 rev A, 207, 208 rev A, 209, 215, 220, 603, 604; Manufacturer's specification, product data and information sheets from Knauf Insulation dated June 2021; Construction render system from Kingspan dated 25/01/2023; Manufacturer's specification (Velfac windows & doors).

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: (051-)100, 102, 103, 104, 106, 107, 108; 202 rev A, 203 rev A, 205 rev A, 207, 208 rev A, 209, 215, 220, 603, 604; Manufacturer's specification, product data and information sheets from Knauf Insulation dated June 2021; Construction render system from Kingspan dated 25/01/2023; Manufacturer's specification (Velfac windows & doors).

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 of the London Borough of Camden Local Plan 2017.

- 4 All brickwork used in the construction of front boundary walls and planters, hereby approved, shall be carried out in materials that resemble, as closely as possible, in terms of brick type, colour, texture, face-bond and pointing, those of existing brick boundary walls within the streetscene.

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 Reasons for granting planning permission:

The proposed development at the front and rear of an end-of-terrace residential dwelling house is intended to improve the fabric performance and energy efficiency of the building. This aligns with Camden's Climate Action Plan and the Council's commitment to reduce carbon emissions to net zero by 2030.

The front and rear of the host property have a similar appearance in so far as they both comprise of white painted render facing material which covers the majority of each elevation; the render occupying a slightly recessed position, set-back approximately 100mm between vertical piers of exposed brick on either side.

The proposal involves the addition of external wall insulation to the rendered faces of both the front and rear elevations. Render would be applied on top of insulation panels and then painted white. Front and rear brick piers adjacent to no. 11 Barrington Court would be extended upwards to match and allow for a proposed recess of approximately 10-15mm between brick piers and render. Overall, therefore, the alterations would ensure that the general proportions and appearance of the building and wider terrace would be broadly preserved

and would have a similar appearance.

The proposal also involves the replacement of existing single-glazed uPVC/composite framed windows and rear doors with triple-glazed aluminium framed windows and doors. In terms of the proposed design, opening methods and proportions, the replacement windows would match the existing windows as closely as possible, except at rear ground floor level where full-width sliding doors would be installed which would not be widely visible from within the public realm.

While it is recognised that there would be some degree of increased thickness to window and door frames, not least to accommodate the proposed triple-glazing panes, the alterations would not be significantly noticeable nor disrupt the general uniformity in character and appearance of existing fenestration on the host building and adjacent properties in the wider terrace.

In sustainability terms, triple-glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and improved passive flow of ventilation in some cases. The change in material used from uPVC/composite to aluminium frames is also viewed positively, both aesthetically and for environmental reasons.

Concern was initially raised by the Council to original proposals involving the installation of a large brick front entrance porch, in so far as the size and material would likely result in a dominant and bulky addition within the context of the wider front terrace. In response, the applicant submitted revised drawings which omitted the porch entirely and included only the erection of low brick boundary walls with planter beds.

While the proposal would not be in keeping with the general character and appearance of properties within the terrace which are mostly absent of any front facing boundary walls or fences, it is noted that the host property itself differs from the others, in so far as it already has a street-facing wooden fence which is adjoined by a brick wall that runs along the street to the junction with Grafton Road. The whole of the terrace is also noted as facing a long, high brick wall which demarcates the rear boundaries of properties located opposite (nos. 40-49 Lamble Street).

This being the case, and given that the height of the proposed wall would not appear higher than the lowest part of the existing ground floor front window cills at the property and would closely match the appearance and materials of existing brick boundary treatments within the streetscene, the proposal would not appear unduly out-of-place in this context and is considered, on balance, to be acceptable.

Overall, therefore, the proposal would involve appropriate alterations within the context of the character and appearance of the host property and wider streetscene, and is considered to be acceptable in design and sustainability terms.

There are no amenity concerns to occupiers at the host property nor

neighbouring properties given the nature of the works to existing windows, doors, facing materials and a street-level front boundary treatment.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1, CC1 and CC2 of the Camden Local Plan 2017, 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer