

Application ref: 2023/1161/P
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Date: 14 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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www.camden.gov.uk/planning

felix db limited
12 Chichester Road
London
NW6 5QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
118 Torriano Avenue
Camden
NW5 2RY

Proposal: Replacement double glazed timber box sash windows, Replacement timber front door.

Drawing Nos: FDB-118W-A001, FDB-118W-A801, FDB-118W-A001, FDB-118W-A202, 118 Torriano Avenue NW5 2RY SUPPORTING DESIGN AND ACCESS STATEMENT REPLACEMENT WINDOWS FRONT AND REAR ELEVATION REPLACEMENT FRONT DOOR PLANNING APPLICATION by Felix Db.

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: FDB-118W-A001, FDB-118W-A801, FDB-118W-A001, FDB-118W-A202, 118 Torriano Avenue NW5 2RY SUPPORTING DESIGN AND ACCESS STATEMENT REPLACEMENT WINDOWS FRONT AND REAR ELEVATION REPLACEMENT FRONT DOOR PLANNING APPLICATION by Felix Db.

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 Reasons for granting permission.

The host building is not within a conservation area but is locally listed, as are the other properties on the east side of Torriano Avenue in the terrace of which it forms a part.

The current window frames have deteriorated and the replacement of the windows by double glazed ones for the ground floor flat are sought to improve the energy efficiency of the building. Similarly, a replacement front door is also sought as the existing one is in bad condition and is no longer energy efficient or secure.

The use of timber for the door and window frames is considered sustainable in environmental terms and respectful of the historic character and architectural integrity of the host building. The window frames would be fitted into the existing openings and are to be like-for-like, identical in style, design and proportions, such that there would be no discernible difference to the appearance of the front elevation. The new front door proposed will be a like-for-like replacement in traditional hardwood replacement. The proposals maintain the original proportions, modulation and materiality of the host building, thereby reinforcing and enhancing the local character. Therefore, it is considered that the proposal would preserve the character and appearance of the host property and the locally listed terrace of which it is part.

The proposed replacement windows and door by their nature would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish

Neighbourhood Plan. The proposed development also accords with 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.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer