

Application ref: 2023/1178/P
Contact: Lauren Ford
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Date: 14 July 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/planning

Everest 2020 Limited
1 Albany Place
Broadwater Road
Welwyn Garden City
AL7 3BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

20-21 Ivy Court
Flat 2
Leighton Grove
London
NW5 2QR

Proposal:

Replacement of white steel Crittall windows with white PVCu casement windows.
Drawing Nos: 1739/PP/01, 1739/PP/02, 1739/PP/11, 1739/PP/12

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 1739/PP/01, 1739/PP/02, 1739/PP/11, 1739/PP/12.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposal would include the replacement of existing steel crittall windows in white finish to the front and rear elevation at ground floor level with PVCu casement windows in white finish. The replacement ground floor windows to the front will be similar to the existing windows in terms of materials, colour, design, and proportions. . The windows to the rear will be the same in terms of size, however different openings are proposed.

Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, and be highly sustainable in design and construction. This is supported by Policy D3 of the Kentish Town Neighbourhood Plan. Camden Planning Guidance (CPG) (Altering and extending your home) generally discourages the use of uPVC material on aesthetic grounds and CPG Design states that the durability of materials should be considered as well as the visual attractiveness of materials. It is acknowledged that plastic windows are not normally supported however, in this instance, it must be noted that there are existing uPVC windows within the building, including the flats located at first and second floor levels within the subject building and at flats within Ash Court which adjoins the site to the north. Existing and proposed sections of the windows have also been submitted which help to demonstrate that the replacement windows would be similar in their overall appearance. Furthermore, the replacement windows to the rear are located at ground floor level and would not be visible from public views. As such, any change in character and appearance as a result of the proposal would be modest. In this instance, taking these issues into consideration, the proposal would be considered acceptable.

The proposal is not considered to cause any amenity concerns in terms of daylight, sunlight, outlook or privacy given the nature of the proposal which is for replacement windows of the same size as the existing windows.

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 Town Neighbourhood Plan 2016. 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-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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer