

Application ref: 2023/1389/P  
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Date: 18 August 2023

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

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Extension Plans UK  
85 Uxbridge Road  
Ealing Cross  
London  
W5 5BW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**26 Flat B**  
**Healey Street**  
**London**  
**Camden**  
**NW1 8SR**

#### Proposal:

Two replacement windows to the front facade, and one replacement smaller window to the rear facade.

Drawing Nos: HS-R00-EX-001, HS-R00-EX-002, HS-R00-EX-003, HS-R00-EX-004, HS-R00-EX-005, HS-R00-PR-101, HS-R00-PR-102 R01, HS-R00-PR-103, HS-R00-PR-104 R01, HS-R00-PR-105 R01, HS-R00-PR-106 R01, Fire Safety Statement dated 31.03.2023, 26B Healey Road - Design and Access Statement.

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: HS-R00-EX-001, HS-R00-EX-002, HS-R00-EX-003,

HS-R00-EX-004, HS-R00-EX-005, HS-R00-PR-101, HS-R00-PR-102 R01, HS-R00-PR-103, HS-R00-PR-104 R01, HS-R00-PR-105 R01, HS-R00-PR-106 R01, Fire Safety Statement dated 31.03.2023, 26B Healey Road - Design and Access Statement.

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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for two replacement windows to the front facade, and one to the rear. 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.

The use of timber for the frames is considered sustainable in environmental terms and respectful of the historic character and architectural integrity of the host building. There would be no changes made to the structural openings to the front of the building, where the façade is visible from the public realm, however, to the rear, the height of one window would be reduced. To the front façade, the existing non-original casement windows would be replaced with sash windows, corresponding with the first-floor windows below. The first-floor windows of the property below have a particular margin-lights fenestration pattern typical of the road that will not be duplicated in this instance, but despite this, the proposal would still improve the front façade by introducing the same type of window sash. The proposal represents an improvement by increasing the uniformity of the front facade fenestration.

To the rear the structural window opening will be reduced in height to accommodate a kitchen unit. The replacement window will be a timber sash window as is the existing. The brick lintel above the window will be retained, while the window sill would be raised. This minor change is considered acceptable and will only be visible from properties to the rear.

The replacement windows by their nature would not cause any adverse impacts on the amenity of adjoining or nearby 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 Town 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](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



Daniel Pope  
Chief Planning Officer