

Application ref: 2023/1747/P
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Date: 18 August 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

Baily Garner
146-148 Eltham Hill
Eltham
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Pennethorne House
204 Albany Street
London
Camden
NW1 4AA

Proposal:

Replacement of metal/timber existing single glazed windows and French doors with double glazing

Drawing Nos: 011 Rev.01; 012 Rev.01; 001 Rev.C; 002 Rev.C; 003 Rev.C; 004 Rev.C; 005 Rev.C; 006 Rev.C; 007 Rev.C; 008 Rev.C; 009 Rev.C; 010 Rev.C; 011 Rev.C and Alitherm Heritage by Smart Systems Limited.

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:

011 Rev.01; 012 Rev.01; 001 Rev.C; 002 Rev.C; 003 Rev.C; 004 Rev.C; 005 Rev.C; 006 Rev.C; 007 Rev.C; 008 Rev.C; 009 Rev.C; 010 Rev.C; 011 Rev.C and Alitherm Heritage by Smart Systems Limited.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing windows are a combination of single glazed metal casements and timber single glazed double hung sash sashes. The Juliette balcony, patio door and window sets are metal. All the existing single glazed fenestration will be replaced with double glazed material to match the existing fenestration. The new fenestration would have the same size, siting, opening method and glazing pattern. There would be no perceptible difference between the existing and proposed fenestration. It is considered that the works would preserve the character and appearance of the host property and the Regent's Park Conservation Area.

Given the minor nature of the works and their siting it would not result in harm to the neighbouring properties amenity in terms of loss of light, outlook or a sense of enclosure.

No objections were received during the course of this application. The Regent's Park CAAC raised no objection. The site's planning history has been considered.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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



Daniel Pope
Chief Planning Officer