

Application ref: 2023/2301/P
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Date: 21 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

Twinning Design
330 West End Lane
London
NW6 1LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3, 27 Oakhill Avenue
London
NW3 7RD

Proposal: Refurbishment of windows

Drawing Nos: GA-SITE-00, GA-BLOCK-00, Design and Access Statement, GA-DM-EL-03 A, GA-PR-EL-03 A, GA-PR-PL-02 A, GA-PR-PL-03 A, GA-PR-EL-01 A, GA-PR-EL-02 A, GA-DM-EL-01 A, GA-DM-EL-02 A, GA-DM-PL-01 A, GA-PR-PL-01 A, GA-DM-PL-02 A, GA-DM-PL-03 A

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: GA-SITE-00, GA-BLOCK-00, Design and Access Statement, GA-DM-EL-03 A, GA-PR-EL-03 A, GA-PR-PL-02 A, GA-PR-PL-03

A, GA-PR-EL-01 A, GA-PR-EL-02 A, GA-DM-EL-01 A, GA-DM-EL-02 A, GA-DM-PL-01 A, GA-PR-PL-01 A, GA-DM-PL-02 A, GA-DM-PL-03 A

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 D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2, SD4 and SD6 of the Redington and Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting permission.

The application site is a Grade II listed building within the Redington Frognal Conservation Area. It's significance derives from it's architectural design and materials, floorplan, townscape value and its evidential value as an early twentieth century building.

The proposal will repair and maintain existing windows. It will also add new draught excluders that will not be visible from the exterior of the property but will increase thermal performance. This will ensure the appearance of the building is preserved and will not harm the significance of the listed building nor the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No new amenity issues will be created as no new windows will be added to the property. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers by way of loss of outlook, daylight/sunlight 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, D1 and D2 of the Camden Local Plan 2017. The proposed development is also in general accordance with policies SD1, SD2, SD4 and SD6 of the Redington and Frognal Neighbourhood Plan 2021. 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



Daniel Pope

