

Application ref: 2023/2217/P  
Contact: Fast Track TC  
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Date: 28 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Camilla Wilkinson  
65b Flat Upper Ground Floor St Augustine's Road  
London  
NW1 9RR  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**Flat Upper Ground Floor  
65 St Augustine's Road  
London  
NW1 9RR**

Proposal:

Installation of 1 x double glazed timber faced aluminium casement window to side elevation.

Drawing Nos: Documents named: Existing Elevation, 07505057143; Proposed Elevation, 07505057143; Drawing 01; Drawing 02; Location Plan.

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: Documents named: Existing Elevation, 07505057143; Proposed Elevation, 07505057143; Drawing 01; Drawing 02; Location Plan.

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

The proposal is for the creation of a new window opening for a double glazed timber faced aluminium casement window to the side elevation. The side elevation consists of a variety of window styles in terms of materials, colour, design, opening methods and proportions. In the context of the varied windows types on this elevation and considering its set back position, where views from the street would be limited, the window is considered to be appropriate in terms of design and appearance and would preserve the character and appearance of the host building and the wider Camden Square Conservation Area. In sustainability terms, double glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation.

There are no amenity concerns as the proposed window does not create any overlooking issues.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer