

Application ref: 2023/1656/P
Contact: Fast Track GG
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Date: 17 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Mr Noel Hart
22 Prince Consort Drive
Ascot
SL5 8AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
18 Greenaway Gardens
London
NW3 7DH

Proposal:

Replacement of steel to aluminium windows to the two first floor bay windows on the front elevation.

Drawing Nos: Location Plan; D01B; D02; D02A; Email from Anthony Murray dated 12th July 2023 relating to Heritage windows listed building and conservation areas; Aluminium versus Steel Brochure (1 page); Window Brochure (24 pages); Front Elevation Window Photograph; Window Photograph (from inside); Design and Access Statement dated 21st April 2023.

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: Location Plan; D01B; D02; D02A; Email from Anthony Murray dated 12th July 2023 relating to Heritage windows listed building and conservation areas; Aluminium versus Steel Brochure (1 page); Window Brochure (24 pages); Front Elevation Window Photograph; Window Photograph (from inside); Design and Access Statement dated 21st April 2023.

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.

This building is not described as a building which makes a positive contribution to the Redington/Froggnal Conservation Area in the Redington/Froggnal Conservation Area Appraisal. However, it is worth noting that it is a well-mannered building which appears to be relatively untouched since it was built in the 1980s/1990s.

The proposal seeks to replace steel to aluminium windows to the two first floor bay windows on the front elevation.

The windows do not appear to have been replaced since the property was built. Whilst it would be preferable to replace the windows with the same material, in this case, the width difference between existing and proposed windows would be barely perceivable. This was revised following officer's advice.

Furthermore, it is noted that in Camden the replacement of windows with applied glazing bars is usually not acceptable due to their inappropriate appearance and alterations in terms of their position. However, the current windows already have applied glazing bars, and it would be unreasonable to request integral bars.

Moreover, the applicant for Flat 2 of the same building has also applied for planning permission to replace their windows on the ground floor and the design of the windows would therefore be uniformed across this dominant façade of the building. The windows are therefore acceptable in terms of material, location and design.

Overall therefore, the proposal is considered to be sympathetic to the existing

appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and Redington/Frogna Conservation Area, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. The Redington Frogna Neighbourhood Forum had no comment to make.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington/Frogna 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, CC1, D1 and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Frogna Neighbourhood Plan adopted version dated September 2021. The proposed development also accords with the London Plan 2021; and the provisions of 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer