

Application ref: 2022/5116/P
Contact: Fast Track SC
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Date: 14 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Michael D Morris Architects Lid
6 Cromwell Road
Teddington
Teddington
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
175 Malden Road
London
Camden
NW5 4HT

Proposal:

Replacement of windows and door with French doors to rear and closet wing elevation at first floor level.

Drawing Nos: Location Plan, Design Statement; 595(E)01; 595(P)01;

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, Design Statement; 595(E)01; 595(P)01;).

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.

Informative(s):

- 1 Reason for granting:

The property is located on Malden Road. The property is not listed or in a conservation area.

The proposal is for the replacement of existing windows to first floor rear elevation with the installation of double glazed timber framed French doors and to replace an existing single window and door on the flank of the closet wing at first floor level with two sets of double glazed timber framed French doors. All proposed doors would lead to an existing roof terrace.

The property and also the wider terrace contains a number of window styles at various levels. The existing windows are single glazed with painted timber frames. The proposed windows are in keeping with the current appearance and cause no harm to the character of the building or the wider terrace.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of their details design, locations, proportions and materials.

There would be no impact to the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy; the window on the flank of the closet wing will be adjacent to the blank wall of the neighbour's closet wing and will not result in increased overlooking.

No objections were received prior to making this decision and the planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017, 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
Chief Planning Officer