

Application ref: 2021/0674/P
Contact: Fast Track JL
Tel: 020 7974 4444
Email: planning@camden.gov.uk
Date: 14 December 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

Planning Consultant
69 Wentworth Avenue
Finchley
London
N3 1YN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**85 Jamestown Road
London
NW1 7DB**

Proposal:

Variation to Condition 2 (Approved Plans) attached to planning permission reference: 2014/4058/P & APP/X5210/W/14/300070 granted on appeal on 10 April 2015 for a mansard roof extension to create additional floor to 3rd floor flat, namely to allow alterations to fenestration and raised chimney stack (Retrospective)

Drawing Nos: Proposed: Site Plan; 112-P Rev B; 113-P Rev B; 114-P Rev B; 206-P Rev B; 207-P Rev B; 208-P Rev B; 209-P Rev B; 210-P Rev A, 2011-P Rev A. 302-P Rev B.

Superseded: 112-P Rev A; 113-P Rev A; 114-P Rev A; 206-P Rev A; 207-P Rev A; 208-P Rev A; 209-P Rev A; 210-P Rev A; 211-P Rev A; 302-P Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission appeal reference: APP/X5210/W/14/3000701 (Council reference: 2014/4058/P) shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan; 112-P Rev B; 113-P Rev B; 114-P Rev B; 206-P Rev B; 207-P Rev B; 208-P Rev B; 209-P Rev B; 210-P Rev A, 2011-P Rev A. 302-P Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting permission:

The proposal include:

- amending the approved windows to the mansard roof to single pane aluminium framed windows;
- amending the approved windows on the side infill extension to metal framed fixed glazing and openable windows and doors with glazed juliette balcony at first and second floor level;
- insertion of a timber framed sliding sash window at third floor level where there was previously a blind window on Jamestown Road elevation;
- increasing the height of the chimney adjoining no. 83 Jamestown Road;
- and addition of a skylight to mansard.

The changes are retrospective and the development is complete.

There has been a number of planning applications at this property. The submitted drawings show a metal railing bounding the flat roof of the infill extension on the Jamestown Road elevation. This was granted permission under a separate application for the use of the flat roof of the infill extension as a terrace reference: 2020/5068/P.

On the whole the window openings sized remain consistent with what was approved. The approved windows in the dormer extension were six over six timber sliding sash windows which matched those at the property. This has been altered to aluminium framed windows with no glazing bars. The proposed new window at third floor level is a six over six timber framed sliding sash to match those at the existing property which is appropriate as this is part of the original building.

The windows in the infill extension are aluminium framed as approved however there is now a clear break and retained brick work between the windows at first and second floor level and the opening method and number of panels has been reduced and simplified including a minimal glazed juliette balcony. The skylight is on the flat roof of the mansard and would therefore not be visible in the street scene. The chimney stack has increased in height by 0.7m and would be more visible, however the brick work matches that of the existing and it would not appear out of character.

This application follows submission of a previous application for minor material amendments to the original permission (reference: 2019/1315/P). This application was refused and dismissed at appeal. The current application includes a number of elements of the previously refused permission including: the skylight to the mansard; retention of 4no. single pane aluminium framed windows to the mansard, and alterations to the design of the windows on the infill extension.

The key differences between the refused application dismissed at appeal and the current proposal are:

- the insertion of a window into the blind window at third floor level was proposed to be a metal framed window with subdivided panes on the refused scheme, the current proposal is for a timber sliding sash window;
- the refused scheme included alterations to the cornice detail between the 3rd floor and mansard to a simple banding, the current proposal include a traditional cornice which matches that between second and third floor level as approved in the parent application reference: 2014/4058/P; and
- the refused scheme included replacing the third floor windows on the Oval Road elevation with metal framed windows with sub-divided panes, the current proposals is for timber sliding sash windows.

Whilst the appeal was dismissed the planning inspector did not raise concerns in respect of the windows of the mansard, the skylight or the detailed design of the windows in the infill extension.

It is considered that the proposed alterations to windows would differentiate the original and extended parts of the property. The alterations are considered to be sensitively designed such that they would preserve and enhance the character and appearance of this locally listed building and the wider streetscene.

Given the modest nature of the proposed alterations, the amendment would not result in any harm to neighbouring amenity.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission reference: 2014/4058/P & APP/X5210/W/14/300070 dated 10/04/2015. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

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

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.


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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