

Application ref: 2023/3847/P
Contact: Fast Track TY
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Date: 15 January 2024

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

SIMR Ltd.
Fao. Mrs Nancy Mayo
12A Hollycroft Avenue
London
NW3 7QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**12A Hollycroft Avenue
London
NW3 7QL**

Proposal:

Alterations at basement level, including replacement of single-glazed timber frame door and window at rear with double-glazed timber frame sliding doors; and replacement of single-glazed timber frame window at rear/side with double-glazed timber frame window.

Drawing Nos: Site location plan; (LIVARCH/12aHA/-)101 issue A to 105 issue A (inclusive); 01 rev A; Door details from Ranebrook Windows (ref. Q23019-4RW) dated 13/07/2023.

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: Site location plan; (LIVARCH/12aHA/-)101 issue A to 105 issue A (inclusive); 01 rev A; Door details from Ranebrook Windows (ref. Q23019-4RW) dated 13/07/2023.

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, and policy SD4 of the Redington & Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed double-glazed timber framed doors and windows at basement level would closely match existing doors and windows which would be replaced in terms of their materials, colour and proportions. The introduction of sliding doors and the altered design for the replacement window would not detract from the existing appearance of fenestration at the rear of the property.

Additionally, the low position of all proposed works at basement level and high degree of natural screening provided by existing trees and vegetation would ensure that the alterations are not widely visible, except from some restricted private views.

While there would be some degree of increased thickness to frames in order to accommodate double-glazed panes for the replacement doors and windows, in this instance, the proposed use of suitably designed units are considered to be an appropriate and sympathetic change.

In sustainability terms, double-glazed units are also 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 in some cases.

Overall, therefore, the proposal would preserve the character and appearance of the host building and wider Redington Frognal Conservation and Neighbourhood Areas, and is acceptable.

There are no amenity concerns as the proposal involves the replacement of existing doors and windows in predominantly the same positions at basement level.

The site's planning and appeals history has been taken into account when coming to this decision. The Redington Frognal Conservation Area Advisory Committee responded and raised no objection to the proposals. 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 Redington Froggnal 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, policy SD4 of the Redington & Froggnal Neighbourhood Plan 2021, 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.](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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer