

Application ref: 2023/3550/P
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Date: 30 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

atelier eura ltd
9 Bowmore Walk
LONDON
NW1 9XY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

58-59 Hillfield Court
Belsize Avenue
London
NW3 4BG

Proposal: Replacement of single glazed crittal windows with double glazed aluminium windows on front and rear elevations.

Drawing Nos: Site Location Plan 2214-A-PL-00, 01, 02, 03-Rev1, 04-Rev1, 05, 06-Rev1, 07-Rev1, 08-Rev1, 09, 10-Rev1. Window Strategy photos Rev-1, Design and Access Statement (Atelier EURA 26/08/2023).

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 2214-A-PL-00, 01, 02, 03-Rev1, 04-Rev1, 05, 06-Rev1, 07-Rev1, 08-Rev1, 09, 10-Rev1. Window Strategy

photos Rev-1, Design and Access Statement (Atelier EURA 26/08/2023).

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:

The proposed replacement windows are considered acceptable in terms of scale design and materials and would not appear incongruous within the setting of the residential block in which the host site is located. The host property is at 2nd floor level. It is noted that several other flats within the block have carried out similar works previously.

Existing single glazed crittal windows within the brick facades shall be removed and replaced with double glazed aluminium units to match the existing style and design. Partly due to structural constraints, it is noted that the applicant intends to install secondary glazing internally and retain the existing crittal windows within the crittal bay windows-stacks. This aspect of the works does not require consent, however it has been included within the supporting documentation for completeness. Works are carried out to both front and rear elevations, the new windows shall have glazing bar arrangements to match the existing windows, and following development it is not considered the alterations would be noticeable to the passer by.

Given the minor nature of the proposals, this development is not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

Council Conservation and Design Officers were consulted on the scheme and raised no objections.

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

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

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, and the National Planning Policy

Framework 2023.

- 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 the National Planning Policy Framework 2024.

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