

Application ref: 2023/3514/P
Contact: Tania Clifford
Tel: 020 7974 6936
Email: Tania.Clifford@camden.gov.uk
Date: 19 February 2024

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

McNeil Architects
8 Lindley Road
Leyton
Waltham Forest
London
E10 6QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Old Dairy
2 Falkland Place
London
NW5 2PN

Proposal: Replacement of existing windows/doors/skylights, installation of 1 x additional skylight on rear roofslope and 1 x additional window on the south elevation, replacement of roofing material and associated works.

Drawing Nos: 054-P-000-P00; 054-P-001-P00; 054-P-002-P00; 054-P-003-P00; 054-P-004-P00; 054-P-005-P00; 054-P-006-P00 054-P-007-P01; 054-P-008-P00; 054-P-009-P00; 054-P-010-P00; 054-P-011-P00; 054-P-012-P00; 054-P-013-P00; 054-P-014-P00; 054-P-015-P00; 054-P-016-P01; 054-P-017-P01; 054-P-018-P00; 054-P-019-P00; 054-P-020-P00; 054-P-021-P00; Design and Access Statement by McNeil Architects

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: 054-P-000-P00; 054-P-001-P00; 054-P-002-P00; 054-P-003-P00; 054-P-004-P00; 054-P-005-P00; 054-P-006-P00 054-P-007-P01; 054-P-008-P00; 054-P-009-P00; 054-P-010-P00; 054-P-011-P00; 054-P-012-P00; 054-P-013-P00; 054-P-014-P00; 054-P-015-P00; 054-P-016-P01; 054-P-017-P01; 054-P-018-P00; 054-P-019-P00; 054-P-020-P00; 054-P-021-P00; Design and Access Statement by McNeil Architects.

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.

- 4 The window on the south side elevation serving the kitchen, shown on drawing 054-P-016-P01, shall be fixed shut and obscurely glazed below a height of 1.7m from the internal finished floor level, and retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The proposal seeks to replace single-glazed timber framed windows and doors on front elevation with timber double-glazed units is a similar design and portions; replacement of 3 skylights in the same position and the addition of a new skylight to the rear of the roof, the addition of a new timber framed window on the south side elevation, and replacement of the slate roof with a composite slate and the zinc roof with new zinc.

The proposal has been revised during the course of the application as the windows and doors were originally proposed to be aluminium and the area of zinc on the roof was proposed to be replaced with felt. The materials have been amended to timber windows and a zinc roofing materials to overcome officers concerns around design and sustainability.

The proposed windows and doors are considered appropriate in terms of design and would be similar to the existing in terms of their material, colour, design, detailing, opening methods and proportions. The mews and wider area is characterised by predominantly timber windows which are generally quite well-preserved. Although there are some examples of existing windows which have changed from timber to uPVC or aluminium in the vicinity of the site,

these appear generally out-of-keeping with the character of the street and there is little record of these having been done with the benefit of planning permission.

In regard to the detailed design of the window and door frames, the applicant has demonstrated that the thickness of the frames would be very similar to the existing windows. The difference would not be perceivable.

In sustainability terms, double-glazed units are 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 some passive flow of ventilation.

The existing roof of the property is largely natural slate other than the area of zinc on the flatter front roof slope. Generally replacement of natural slate with a composite slate would be discouraged. However, in this instance, given there is not a consistent roofing material on the building, that the slate roof is not visible from the public realm (it being on the rear and side of the roof) and as the site is outside the conservation area, this is considered acceptable. The zinc would be replaced with the new zinc which is also acceptable.

On the whole the proposals will appear in keeping with the existing house and would not impact on the adjacent Kentish Town Conservation Area.

The proposal does include the addition of a new window in the south side elevation and a new skylight in the rear roof slope. The window in the roof slope is high level window and would therefore not give rise to overlooking. The new window on the south side elevation serving the kitchen is proposed to be fixed shut and obscurely glazed below a height of 1.7m from the internal finished floor level, this will protect the amenity of the occupiers of No. 4 Falkland Place. A condition will be included to ensure this window remains obscurely glazed. The proposals are acceptable in terms of neighbour amenity.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Kentish Town Neighbourhood Forum wish to make no comment on the application.

As such, the proposal is in general accordance with policies A1, D1 and CC1 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, 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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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