

Application ref: 2023/4948/P
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Date: 7 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

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

RVA Services Limited
40 Courtlands
Maidenhead
SL6 2PU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
76 Hillway
London
N6 6DP

Proposal:
External alterations to involve replacement of all windows and rear doors

Drawing Nos: 000 Rev A, 001 Rev B, 002 Rev B, 003 Rev B, 004 Rev A, 005 Rev A, 006 Rev A, 007 Rev A, 008 Rev A, Certass window details (windows spec), Certass window details (loft window spec), Certass window details (Bifold door spec), Design & Access Statement

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:

000 Rev A, 001 Rev B, 002 Rev B, 003 Rev B, 004 Rev A, 005 Rev A, 006 Rev A, 007 Rev A, 008 Rev A, Certass window details (windows spec), Certass window details (loft window spec), Certass window details (Bifold door spec), Design & Access Statement.

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 DH2 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations involve replacing all the existing front, side and rear UPVC windows with new timber framed windows to match the original windows. The proposed windows would be white painted timber frame with double glazing and trickle vents. The use of double-glazed sealed units will cause no harm to the external appearance of the property, as the profiles are good matches to the originals as well as window details found on neighbouring properties. The new windows would not alter the window openings in size, scale and position and therefore would be considered appropriate and acceptable.

The replacement of the existing aluminium rear French doors with new aluminium bi-fold doors on the ground floor rear elevation would not be a prominent feature and will not have any visual impact on the character and appearance of the conservation area.

Given these modest alterations which would be in keeping with the existing building and surrounding properties, the proposal would enhance the character and appearance of the host building and the Holly Lodge Estate Conservation Area.

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.

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.

The Holly Lodge Estate CAAC were consulted, and no comments were raised other than relating to the hours of construction. An informative is attached reminding the applicant that works must be carried out in accordance with the Council's requirements. No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and with policy DH2 of the Highgate Neighbourhood 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 paragraph 38 of the National Planning Policy Framework 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer