

Application ref: 2023/5106/P
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Date: 18 March 2024

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

Phone: 020 7974 4444

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

Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
63 Hillfield Court
Belsize Avenue
London
NW3 4BG

Proposal: Replacement of uPVC-framed windows with Crittall steel-frame double-glazed windows.

Drawing Nos: 588 LOC location plan, 558 PHOTO-1 front elevation photograph, 588 012 existing and proposed elevations, 588 073 A Crittall windows, Planning Design & Access Statement Flat 63 Hillfield Court Belsize Avenue London NW3 4BG dated November 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: 588 LOC location plan, 558 PHOTO-1 front elevation

photograph, 588 012 existing and proposed elevations, 588 073 A Crittall windows, Planning Design & Access Statement Flat 63 Hillfield Court Belsize Avenue London NW3 4BG dated November 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.

Hillfield Court is a 1930's six-storey mansion block set around a communal courtyard. The building is not listed or recognised as making a positive contribution to the character and appearance of the Belsize Park Conservation Area of which it is part. Whilst the overall scale, form, design and layout of the building has remained largely unaltered, a significant number of the original Crittall windows (and doors) to residential flats and communal stairwells have been replaced over time with either uPVC frame equivalents which are much thicker in appearance, or aluminium frames.

The application site property is on the third floor and has uPVC windows. The proposal is to replace the existing uPVC windows with crittall metal frame French doors. This includes windows serving the living room bay, kitchen, bathroom and WC. The application follows an approved application dated 14th July 2023 (ref 2023/1326/P) for the similar replacement of the French doors and side windows which has now been carried out. The design put forward would be akin to the original fenestration. The new windows would be finished in a white powder coating with double-glazed safety glass.

The change is considered an improvement, the council support doors and windows being converted to slimmer metal frames in line with the original design of the building. The replacement is considered to enhance and protect the Belsize Park Conservation Area, lessening the current unsympathetic modern alterations to the building. The replacement with a metal frame rather than another uPVC frame is also an improvement from an environmental perspective as the embodied carbon content of uPVC is high and it is not biodegradable.

In terms of amenity to neighbours, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook or overlooking.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior making this decision and the CAAC support the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CC1, D1 and D2 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 paragraph 38 of the National Planning Policy Framework 2023.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer