

Application ref: 2023/5159/P  
Contact: Jaspreet Chana  
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Date: 22 March 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](mailto:planning@camden.gov.uk)

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Neil Kahawatte Architects  
Studio 36, Archway Studios  
Bickerton House  
25-27 Bickerton Road  
London  
N19 5JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**55 Flat B  
Bassett Street  
London  
Camden  
NW5 4PG**

Proposal:

Replacement of existing front and rear single-glazed windows with double-glazed, replacement of rear glazed terrace doors and associated works

Drawing Nos: Site location plan, 2307\_E001, 2307\_E002, 2307\_E003, 2307\_E005, 2307\_E006, 2307\_E007, 2307\_A001, 2307\_A002, 2307\_A003, 2307\_A005, 2307\_A006, 2307\_A007, 2307\_D207, 2307\_D208, 2307\_R003 Design and 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: Site location plan, 2307\_E001, 2307\_E002, 2307\_E003, 2307\_E005, 2307\_E006, 2307\_E007, 2307\_A001, 2307\_A002, 2307\_A003, 2307\_A005, 2307\_A006, 2307\_A007, 2307\_D207, 2307\_D208, 2307\_R003 Design and 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.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations involve replacing the existing windows of the maisonette flat over the first and second floors. The windows (front, side and rear x 7) would be replacing the typical box sash windows with like for like timber box sash windows within the same openings and painted white the same colour as the existing. The proportions, dimensions openings and architectural detailing will be replicated as closely as possible. 1 new aluminium framed double glazed window is to replace an existing upvc side kitchen window. The first-floor rear terrace doors are also to be replaced with glazed patio doors these would increase light into the rear kitchen and improve access to the terrace. Given these modest alterations would be like for like and modest, they would be in keeping with the existing building and surrounding properties therefore the proposal would preserve the character and appearance of the host building and West Kentish Town Conservation Area.

The works would include replacement of the render on the rear elevation of the house and recordation to match the existing, this would be considered acceptable.

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.

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.

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 2013.

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. 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](http://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>.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer