

Application ref: 2023/4853/P  
Contact: Fast Track SC  
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Date: 17 April 2024

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

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Bell Cornwell LLP  
164-180  
Union Street  
London  
SE1 0LH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**27 Sherriff Road  
London  
Camden  
NW6 2AS**

Proposal:

Removal of existing window and installation of a new window.

Drawing Nos: Location Plan; 068\_PD\_222; 068; 068\_PD\_223; EX\_143; 068\_EX\_102 ;  
068\_EX\_120;

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 shall be carried out in accordance with the following approved plans: Location Plan; 068\_PD\_222; 068; 068\_PD\_223; EX\_143; 068\_EX\_102 ; 068\_EX\_120;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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).

- 3 The glazing bars hereby approved shall be structural glazing bars rather than being applied or stuck on to the glazing.

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 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.

Informative(s):

- 1 Reason for granting:

The property is located at 27 Sheriff Road, London, NW6 2AS. The property is not listed or located in a Conservation Area.

The proposal is to replace the existing window with a timber sash window to the rear elevation is considered acceptable, as the material and design is in keeping with the existing design of the host building. The style would be a 2 over 2 sashed timber framed window which is in keeping with the design of windows on the north elevation. A condition will be included to ensure the glazing bars would be integral.

There will be an increase in width size of 20 cm but overall, the proposal is considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of their details design, locations, proportions and materials, and would preserve the character and appearance of the building and as such, is acceptable.

No objections were received prior to the assessment of this application. There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

As such, the proposal is in general accordance with policies A1, CC1, D1 of the Camden Local Plan 2017, 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 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.

- 4 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.

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