

Application ref: 2023/3012/P
Contact: Fast Track SC
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Date: 18 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Mr Euan Alston
Flat 2
52 Fellows Road
London
NW3 3LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
52 Fellows Road
London
NW3 3LJ

Proposal:

Insertion of new timber sash double glazed windows to match existing timber sash single glazed windows to the front and rear of the property and the insertion of new double glazed French doors to replace existing single glazed French doors to the rear of the property.

Drawing Nos: Location Plan; Sash window detail Jan 2024; PLD242510- Existing & Proposed Elevations; Section Drawing French door opening; Section Drawing French door; 29- Sash Profile 45mm.

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: Location Plan; Sash window detail Jan 2024; PLD242510- Existing & Proposed Elevations; Section Drawing French door opening; Section Drawing French door; 29- Sash Profile 45mm.

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The property is not listed and is located in Belsize Park Conservation Area. The proposal is to replace the existing timber sashed single glazed windows with double glazed timber sashed double glazed windows on the front and rear elevations; and to replace the existing single glazed French doors with new double glazed French doors on the rear elevation.

The windows will have the same proportions, materials, detailed design, colour and opening mechanisms which ensure they are sympathetic and in keeping with the character and appearance of the host building and Belsize Park Conservation Area.

The existing French Doors comprise of double doors with a window above which extends to the roof of the raised ground floor, this is to be replaced with a full length set of doors. Although the design is not a style in keeping with the original design of the building it is replacing a modern door and the proposed simple design will read as a modern intervention which compliments the existing fenestration.

The applicant provided a revised front elevation to show that the detailed design of the windows would be retained. There would be some degree of increased thickness to the frames to incorporate double glazing, however, this would barely be perceivable.

No objections were received during the course of this application. The Belsize CAAC originally commented that the glazing bars should be no thicker than for single glazing, however the glazing bars have since been removed from the proposal and while there would be some degree of increased thickness to frames in order to accommodate double-glazed panes for the replacement windows, in this instance, the proposed use of suitably designed units are considered to be an appropriate and sympathetic change.

The alterations to the front and rear elevations are considered acceptable as all proposed works are considered sympathetic to the host building, neighbouring properties and the wider conservation area.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of Camden Town Conservation Area in which it is located, and as such, is acceptable in design terms.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

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. The Belsize Park CAAC commented with no objection to the external works which are subject to this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 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) 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.

- 5 Notwithstanding the drawings hereby approved, specifically drawing 'Proposed Box Sash Frame Sections', this approval does not grant consent for the installation of applied non-structural glazing bars.

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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer