

Application ref: 2023/3208/P
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Date: 30 April 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
www.camden.gov.uk/planning

Potter Raper Ltd
Duncan House
1A Burnhill Road
Beckenham
Bromley
BR3 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Charlton King's Road
London
NW5 2SA

Proposal:
Installation of UPVC framed windows to side and rear elevations and replacement timber windows to front elevation and replacement door

Drawing Nos: 10661-PR-CKR-ZZ-DR-A-PL202, rev P1; 10661-PR-CKR-ZZ-DR-A-PL401, rev P2; 10661-PR-CKR-ZZ-DR-A-PL201, rev P1; 10661-PR-CKR-ZZ-DR-A-PL101, rev P1; 10661-PR-CKR-ZZ-DR-A-PL001, rev P1; Design and Access Statement prepared by Potter Raper, rev P3, April 2024;

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:

10661-PR-CKR-ZZ-DR-A-PL202, rev P1; 10661-PR-CKR-ZZ-DR-A-PL401, rev P2; 10661-PR-CKR-ZZ-DR-A-PL201, rev P1; 10661-PR-CKR-ZZ-DR-A-PL101, rev P1; 10661-PR-CKR-ZZ-DR-A-PL001, rev P1; Design and Access Statement prepared by Potter Raper, rev P3, April 2024;

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of existing timber window units at the front, rear and side elevations of the building, with replacement double glazed timber units on the front elevation, and uPVC double glazed units on the side and rear elevations.

The replacement windows would maintain the same style and fenestration as the existing windows, therefore there would be little perceptible change to the existing windows. The provision of double glazing would not be readily perceptible compared to the existing single glazing, nor compromise the character or visual appearance of the building.

The new uPVC windows would generally be limited in views from public areas. Given the limited visibility of these windows and the replacement windows incorporating the same style and fenestration as the existing windows, the uPVC material to the window joinery would be acceptable in this instance.

The new doors would be constructed with timber to match the existing doors, and therefore little change to the existing situation.

Overall, the upgrade works to fenestration would maintain the character and appearance of the host building and neighbourhood.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of 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 within a light gray rectangular box.

Daniel Pope
Chief Planning Officer