

Application ref: 2024/0218/P  
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Date: 2 May 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)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Forrester Architects  
Studio 34  
Harcombe Road  
Hackney  
London  
N16 0SA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**31 Heath Drive**  
**London**  
**NW3 7SB**

Proposal:

Replacement of uPVC sliding doors to rear 2nd floor balcony with double glazed, timber framed French doors, sidelight windows and fanlight within enlarged opening.  
Replacement of uPVC sliding doors to rear 3rd floor balcony with double glazed, timber framed French doors and sidelight windows.

Drawing Nos: Site location plan; (174\_)01.00, 01.01, 01.02, 02.00, 02.01, 02.02, 05.03, 05.04 rev B, 10.00; Design & Access Statement from Forrester Architects dated 18/01/2024; Heritage Statement from Forrester Architects.

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; (174\_)01.00, 01.01, 01.02, 02.00, 02.01, 02.02, 05.03, 05.04 rev B, 10.00; Design & Access Statement from Forrester Architects dated 18/01/2024; Heritage Statement from Forrester Architects.

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, and policies SD2, SD4 and SD6 of the Redington & Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the replacement of existing doors, sidelight windows and fanlight installed in the 1980s prior to the host building's listing in 1999. The intention of the application is to introduce replacements more in keeping with the age and architectural style of the Grade II listed building and similar to proposals granted approval previously in 1973 (ref. CTP/E5/8/7/17178).

The proposed alterations are at 2nd and 3rd floor levels and involve the replacement of existing modern uPVC sliding doors, sidelight windows and fanlight to rear balconies with double glazed, timber framed French doors, sidelight windows and fanlight (within an enlarged opening in the case of the 2nd floor balcony).

The proposed use of suitably designed door units with integral glazing bars is considered to be an appropriate alteration, in keeping with the traditional character and appearance of the host property, as well as, being sympathetic to the special historic and architectural interest of the listed building. Furthermore, it is noted that as a result of the proposed alterations, the doors and fenestration of the rear balconies at the host property would broadly match the appearance of those accessing balconies at similar floor levels on the adjacent property (no.32 Heath Drive), by virtue of their general consistency in terms of material, proportions, design and glazing pattern.

Additionally, the proposal is considered to be an improvement on aesthetic and sustainability grounds given the proposed removal and replacement of unsuitable uPVC material with a more appropriate traditional timber material. In sustainability terms, the introduction of double glazed door units are also noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, as well as, improve passive flow of ventilation in some cases.

Overall, therefore, in terms of the design, material, proportions and location, the proposed works are considered to involve appropriate and sympathetic alterations which would enhance the character and appearance of the host building and wider Redington Froggnal Conservation and Neighbourhood Areas, and is acceptable.

There are no amenity concerns as the proposal involves the replacement of existing doors in the same locations.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Froggnal 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, D1, D2 and CC1 of the Camden Local Plan 2017, policies SD2, SD4 and SD6 of the Redington & Froggnal Neighbourhood Plan 2021, 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer