

Application ref: 2024/0393/P
Contact: Fast Track TY
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Date: 7 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

www.camden.gov.uk/planning

Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**27 Thurlow Road
London
NW3 5PP**

Proposal:

Alterations to fenestration and doors to provide replacement double glazed timber framed windows and doors on all elevations; alteration to raise sill on side window; replacement rear doors; installation of rooflight, SVP pipe and flue outlet to side elevation; replacement of existing window security bars, front garden steps & railing/rear garden steps, and solid timber front and side entrance doors (following removal of external stair/balustrade and bricking up of access door; and removal of rear garden and side passage sheds).

Drawing Nos: LP-01 rev P-00, PSP-00 rev P-00, PA-01 rev P-01, PA-02 rev P-01, PA-03 rev P-02, PA-04 rev P-02, PA-05 rev P-01, PA-06 rev P-01, PA-07 rev P-01, PA-08 rev P-01, PA-09 rev P-02, PA-10 rev P-01, SGL-BS-01 rev C, SGL-HBS-01 rev C;
Materials Schedule from Xul Architecture.

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: LP-01 rev P-00, PSP-00 rev P-00, PA-01 rev P-01, PA-02 rev P-01, PA-03 rev P-02, PA-04 rev P-02, PA-05 rev P-01, PA-06 rev P-01, PA-07 rev P-01, PA-08 rev P-01, PA-09 rev P-02, PA-10 rev P-01, SGL-BS-01 rev C, SGL-HBS-01 rev C; Materials Schedule from Xul Architecture.

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 DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reason for granting planning permission:

Overall, the revised proposals are considered to involve appropriate and sympathetic alterations which would preserve the character and appearance of the building and wider Fitzjohns Netherhall Conservation and Hampstead Neighbourhood Areas.

The Council raised initial concern with original proposals which involved replacing two rear windows within enlarged openings, in so far as these would disrupt the existing balanced and uniform appearance of rear fenestration at the host and neighbouring property (at no. 28) when read together, and as such, would appear as incongruous alterations at 1st and 2nd floor levels. Concern was also raised in regard to the use of applied or 'dummy' glazing bars and optional nature of horn detailing for window replacements.

In response, the applicant submitted revised drawings which omitted the enlargement of the two rear window openings entirely and confirmed the proposed use of integral or structural glazing bars only and inclusion of horn detailing to windows.

While it is recognised that there would be some degree of increased thickness to window and door frames as a result of introducing double glazing, the proposed units are considered to be suitably designed and involve sympathetic alterations in this instance.

In sustainability terms, double glazed units are 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, while also improving passive flow of ventilation in some cases.

There are no amenity concerns as a result of this proposal given the minor nature of all the changes and the fact that they generally involve alterations to existing fenestration, doors and other features.

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 Fitzjohns Netherhall Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer