

Application ref: 2024/0185/P  
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Date: 23 May 2024

**Development Management**  
Regeneration and Planning  
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Martins Camisuli Architects  
Unit1, 2a Oakford Road  
London  
NW5 1AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**93 Gaisford Street**  
**London**  
**NW5 2EG**

Proposal:

Replacement of two existing single glazed steel windows with larger double glazed timber sash windows on the first floor rear elevation and installation of two rooflights.

Drawing Nos: Site Location Plan; MC/185(01)\_01; MC/185(01)\_02; MC/185(01)\_03; MC/185(01)\_04 Rev. A; MC/185(02)\_01; MC/185(02)\_03 Rev. B; MC/185(02)\_04; MC/185(02)\_05; MC/185(02)\_06 Rev. A; MC/228(02)\_02 Rev. A; MC/228(50)\_01 Rev. A; Rooflight Specification (x 8 pages); Design and Access Statement dated 22nd November 2023.

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; MC/185(01)\_01; MC/185(01)\_02; MC/185(01)\_03; MC/185(01)\_04 Rev. A; MC/185(02)\_01; MC/185(02)\_03 Rev. B; MC/185(02)\_04; MC/185(02)\_05; MC/185(02)\_06 Rev. A; MC/228(02)\_02 Rev. A; MC/228(50)\_01 Rev. A; Rooflight Specification (x 8 pages); Design and Access Statement dated 22nd November 2023.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The site is a three storey plus basement terraced house located within the Bartholomew Estate Conservation Area. Flat B occupies the first and second floors.

The application proposes the replacement of two single glazed steel windows with larger double glazed timber sash windows on the first floor rear elevation and the installation of two rooflights in the roof valley.

The two windows had been replaced with steel sometime in the past and the one on the outrigger (which serves a kitchen) had also been reduced in size.

It is considered that the replacement of the two windows from steel to timber is an enhancement. In terms of design, the method of opening will differ as the proposed windows would be sash whereas the existing ones are casement. The width for both windows would remain the same however the height would be increased. A revision was submitted during the course of the application to include integral glazing bars to the first floor rear window, to the satisfaction of officers.

Following officers' concerns, another revision was received to move the proposed rear rooflight further away from the elevation. The existing roof hatch would be replaced by one of the rooflight. Both rooflights would not be visible from the public highway and the rear one would only be slightly visible from private gardens.

The proposed windows and rooflights are therefore acceptable in terms of material, location and design.

Overall therefore, the proposal is considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and Bartholomew Estate Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works they are not considered to result in harm to the amenity of neighbouring occupants.

The site's planning and appeals history has been taken into account when coming to this decision. The Bartholomew Estate and Kentish Town CAAC was consulted but did not comment. The Kentish Town Neighbourhood Forum did not have any comments to make to the application.

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

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of 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