

Application ref: 2023/5315/P
Contact: Fast Track TY
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Date: 13 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Ian Oakes & Associates
31 Brunswick Grove
New Southgate
London
N11 1HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
8 South Hill Park Gardens
London
NW3 2TG

Proposal:

Replacement of single glazed timber framed windows at upper ground floor level on front and rear elevations with double glazed timber framed sash windows; and replacement of single glazed timber framed casement window and French doors at lower ground floor level on rear elevation with double glazed timber framed sash window and aluminium framed bi-folding doors.

Drawing Nos: Site location plan; (2143/-)01, 02, 03 rev A, 101 rev A, 102 rev B, 103 rev A, 104 rev A; Manufacturer's specification from Bekim Ltd. (ref, 307-1-v1 - Bi-folding doors, sheet 2 of 3) dated 14/11/2023; Sash window specification/quotation from Stroud Green Windows Ltd. dated 14/11/2023.

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; (2143/-)01, 02, 03 rev A, 101 rev A, 102 rev B, 103 rev A, 104 rev A; Manufacturer's specification from Bekim Ltd. (ref, 307-1-v1 - Bi-folding doors, sheet 2 of 3) dated 14/11/2023; Sash window specification/quotation from Stroud Green Windows Ltd. dated 14/11/2023.

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, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting planning permission:

The proposals, involving the replacement of existing windows and doors on the front and rear elevations at ground and lower ground floor levels, are considered to be acceptable in terms of their design, location, colour, opening methods and material, such that, the character and appearance of the host building, streetscene and wider South Hill Park Conservation and Hampstead Neighbourhood Areas would be preserved.

The proposal involves alterations at lower ground floor level on the rear elevation to the design and opening methods of a set of single glazed timber framed French doors with aluminium framed bi-folding doors. Additionally, on Council advice, the applicant amended proposals at the rear so as to replace a single glazed timber framed casement window with a double glazed timber framed sash window (instead of a smaller aluminium framed casement unit replacement as originally proposed). Both alterations to doors and window are considered to be appropriate and in keeping with the existing visual appearance at the rear, particularly given the lower ground floor level and rear context which ensures that the changes would not be widely visible.

In sustainability terms, double-glazed 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 help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

There are no amenity concerns as the proposal involves the replacement of existing fenestration in the same positions.

The site's planning and appeals history has been taken into account when coming to this decision. No objection responses were received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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, D2 and CC1 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-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