

Application ref: 2024/3228/P  
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Date: 14 October 2024

**Development Management**  
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Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Top Flat**  
**14 Thurlow Road**  
**London**  
**NW3 5PL**

Proposal:

Replacement of single glazed timber frame windows at 2nd and 3rd floor levels with double glazed sash windows and installation of 4 x replacement rooflights (x2 at front and x2 at rear).

Drawing Nos: LP-00 rev P-00; EX-01 rev P-00 to EX-05 rev P-00 (inclusive); PA-01 rev P-01 to PA-05 rev P-01 (inclusive), PA-06 rev P-00; Design and access statement from Xul Architecture (ref. REV.02) dated 10/10/2024.

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: LP-00 rev P-00; EX-01 rev P-00 to EX-05 rev P-00 (inclusive); PA-01 rev P-01 to PA-05 rev P-01 (inclusive), PA-06 rev P-00; Design and access statement from Xul Architecture (ref. REV.02) dated 10/10/2024.

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 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:

The proposal involves the replacement of all single glazed timber frame sash windows at 2nd floor level on front, rear and side elevations with double glazed sash windows. Two dormer casement windows at 3rd floor level on front and rear elevations respectively would also be replaced with double glazed sash windows. The altered design would result in an appearance that would closely match a similar existing dormer window on the front elevation of the adjoining property (no. 13 Thurlow Road). The form and profile of both front and rear dormers would remain unaltered. A small window opening on the side elevation would also be infilled with brickwork to match existing as part of the proposals.

While there would be some degree of increased thickness to frames in order to accommodate double-glazed panes in relation to the replacement windows, in this instance, the proposed use of suitably designed units are considered to be an appropriate and sympathetic change, particularly given the proposed inclusion of integral or structural glazing bars and horn detailing for all replacement windows.

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 help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

The proposed 4 x replacement 'conservation style' rooflights (x2 at front and x2 at rear) would be suitably recessed within the roofslopes, sitting flush with the roof tiles so as not to project above the roof planes. The rooflights would closely match existing units which they would replace in terms of their size, location and number, and as such, would not result in any noticeable change.

Finally, it is noted that original proposals included the replacement of a rear facing dormer and the installation of a new rooflight within the side roofslope.

These parts of the original proposals have since been omitted entirely from the application and the applicant provided revised drawings and documents amended accordingly.

Overall, therefore, the revised proposals are considered to be acceptable in terms of their design, material, location, colour, proportions and opening methods, such that, the character and appearance of the host building and wider Fitzjohns Netherhall Conservation and Hampstead Neighbourhood Areas would be preserved.

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

The site's planning and appeals history has been taken into account when coming to this decision. An objection was received from a freeholder at the property following statutory consultation which has been taken into consideration and recorded in the associated consultation summary sheet.

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](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 2023.

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