

Application ref: 2024/2497/P
Contact: Fast Track GG
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Date: 13 November 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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**43A Lancaster Grove
London
NW3 4HB**

Proposal:

Replacement of windows and doors on the front, side and rear elevations, replacement of rooflight, new roofing membrane with ballast top layer and new parapet lead coping.

Drawing Nos: Site Location Plan; Block/Site Plan; P2-S3-S100-0; P2-S3-SE100-0; P2-S3-A000-2; P2-S3-A100-2; P2-S3-A101-1; P2-S3-A-102-1; P2-S3-A103-0; P2-S3-A-300-1; P2-S3-A-301-1; P2-S3-A-303-1; P2-S3-A-400-2; P2-S3-A-401-2; P2-S3-A-402-1; P2-S3-A-403-1; P2-S3-A-404-2; P2-S3-A750-0; P2-S3-AE100-1; P2-S3-AE101-0; P2-S3-AE102-0; P2-S3-AE103-0; P2-S3-AE300-1; P2-S3-AE301-1; P2-S3-AE303-0; P2-S3-AE400-1; P2-S3-AE401-1; P2-S3-AE402-1; P2-S3-AE403-1; P2-S3-AE404-1; ASK3-Exterior Stairs And Guardrail Design Clarification; Covering Letter dated 7th June 2024 (x 6 pages); Glazing Bars Profile Drawing (x 1 page); Glazing Bars Profile With Size Drawing (x 1 page); Juliet Balcony Specification (x 1 page); Photographic Report dated 3rd May 2024 (x 16 pages).

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; Block/Site Plan; P2-S3-S100-0; P2-S3-SE100-0; P2-S3-A000-2; P2-S3-A100-2; P2-S3-A101-1; P2-S3-A-102-1; P2-S3-A103-0; P2-S3-A-300-1; P2-S3-A-301-1; P2-S3-A-303-1; P2-S3-A-400-2; P2-S3-A-401-2; P2-S3-A-402-1; P2-S3-A-403-1; P2-S3-A-404-2; P2-S3-A750-0; P2-S3-AE100-1; P2-S3-AE101-0; P2-S3-AE102-0; P2-S3-AE103-0; P2-S3-AE300-1; P2-S3-AE301-1; P2-S3-AE303-0; P2-S3-AE400-1; P2-S3-AE401-1; P2-S3-AE402-1; P2-S3-AE403-1; P2-S3-AE404-1; ASK3-Exterior Stairs And Guardrail Design Clarification; Covering Letter dated 7th June 2024 (x 6 pages); Glazing Bars Profile Drawing (x 1 page); Glazing Bars Profile With Size Drawing (x 1 page); Juliet Balcony Specification (x 1 page); Photographic Report dated 3rd May 2024 (x 16 pages).

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.

- 4 Before the relevant part of the work is begun, detailed drawings and specification for the doors, hereby approved, shall be submitted to and approved in writing by the local planning authority.

The works shall be carried out in accordance with the approved details.

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 comprises a two-storey red brick property, built in the mid 1980's, with basement and roof accommodation. It is described as a "small cramped modern insertion" in the Belsize Conservation Area Appraisal adopted in 2003 and is not identified as a positive contributor.

It is proposed to replace all windows and doors on the front, side and rear elevations, replace a rooflight and new roofing membrane with ballast top layer and new parapet lead coping.

Revisions were received following feedback from officers regarding the windows and doors. Those at the front of the property would be replaced with double glazed and the original window arrangement with structural glazing bars would also remain.

The front and rear triangular fixed clerestory windows on the front and rear elevations would be double glazed whereas the pyramid rooflight on top of the atrium would be replaced with triple glazed. Due to its location concealed from the street, this would not have an impact in terms of visual amenity.

On the side of the property, an internal single glazed decorative secondary glazing would be added to the existing single glazed painted timber fixed screen.

To the rear the windows and doors would be replaced with timber as per existing and be double glazed with structural glazing bars too. The exception being an existing casement window on the first floor which would remain a casement but without glazing bars. The style and the method of opening to some of the windows and doors would differ slightly. The first floor rear window would be enlarged to match the design of the upper ground floor, providing a larger Juliet balcony. On the upper ground floor, the existing two windows would also be enlarged with one been replaced with a door and a balcony with stainless steel stairs and coated steel guardrail added in order to give access to the garden. A section through the stairs and guardrail has been submitted and is to the satisfaction of officers. Additionally, a condition requesting details in relation to the door specifications has been added to this decision. The Juliet balcony on this level would be smaller to match the one from the first floor. The windows and doors are located at the rear of the property and would not be prominent in public views.

Between the upper ground floor and the first floor the revised proposals will be a brick lintel (previously aluminium), this is considered acceptable.

With regard to the roof, the new roofing membrane with ballast top layer would affect the flat roof element only. It would therefore not be visible from public views as it is set behind the existing parapet and copings.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Belsize Park Conservation Area in which it is located, 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. An objection has been received from the Belsize CAAC regarding the division of the original windows and the glazing thickness. It was withdrawn following the receipt of acceptable revisions.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Park 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, CC1, D1 and D2 of the Camden Local Plan 2017, 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer