

Application ref: 2024/0395/P
Contact: Obote Hope
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Date: 18 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

Baily Garner
146-148 Eltham Hill
Eltham
SE9 5DY

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Granted

Address:
Estate at
77-105 Solent Road
London
NW6 1TY

Proposal:

Replacement of all single glazed timber framed casement windows and patio doors with double glazed windows and doors. Increase the height of the main roof including installation of a Latchway "man safe" system and a cat ladder, following the replacement of the existing roof and increased height of the existing roof terraces balustrades.

Drawing Nos: P01 REVA; P02 REVA; P03 REVA; P04 REVA; P05 REVA; P06 REVA; P07 REVA; P08 REVA; P09; P10; P11 REVA; P12 REVA; P13; P14; P15; P16; P17; P18; P19; P20; P21; P22; P23; P24; P25; P26; P27; P28; P29; P30; P31; Type 6 - 1pcs; Type 7 - 1pcs; EN 14351-1:2006 + A2:2016; Window details (W1; W5 and W6); CW19445-1 Enhanced security performance requirements for doorsets) ; 112 SF/15 U (Thermal performance for windows and doors; Doleta Scandinavia 68 ALU; 112 SF/15 U; windows in the UK Thermal performance testing certificate (windows); Design and Access Statement with response to Fire Safety; Fire rated certificate (external doors); B12050FRA01 (Fire Risk Assessment); B201439 (Bauder Installation Guide) and Design & Access Statement by Baily Garner dated 03/01/2024.

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: P01 REVA; P02 REVA; P03 REVA; P04 REVA; P05 REVA; P06 REVA; P07 REVA; P08 REVA; P09; P10; P11 REVA; P12 REVA; P13; P14; P15; P16; P17; P18; P19; P20; P21; P22; P23; P24; P25; P26; P27; P28; P29; P30; P31; Type 6 - 1pcs; Type 7 - 1pcs; EN 14351-1:2006 + A2:2016; Window details (W1; W5 and W6); CW19445-1 Enhanced security performance requirements for doorsets) ; 112 SF/15 U (Thermal performance for windows and doors; Doleta Scandinavia 68 ALU; 112 SF/15 U; windows in the UK Thermal performance testing certificate (windows); Design and Access Statement with response to Fire Safety; Fire rated certificate (external doors); B12050FRA01 (Fire Risk Assessment); B201439 (Bauder Installation Guide) and Design & Access Statement by Baily Garner dated 03/01/2024.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application site is a four-storey block of flats, consisting of 15 units located at 77-105 Solent Road, London, NW6 1TY. The property is not listed or located in a Conservation Area.

Planning permission is sought for the replacement of the existing timber and metal framed windows and patio doors; replacement of the main roof covering including the installation of 'Bauder and Mansafe roof system and an increase in the height of the roof parapet and the addition of a terrace handrail to facilitate the installation of a cat ladder. The existing roof will be replaced with a new Bauder system which helps to both waterproof and thermally insulate the building. A new mansafe system is also proposed to be fitted on top of this new roof membrane, which necessitates the need to increase the height of the roof parapet to help hide this and for safe working at heights.

The original timber windows and patio doors would also be replaced with double-glazed timber composite windows and patio doors on a "like-for-like basis". Similarly, the existing metal frame windows and doors will be replaced with matching metal framed windows. The proposed matching replacement windows and doors ensures that the aesthetics of the host building are preserved. Although the double-glazed composite windows have a slightly different appearance, in terms of its frame thickness and opening method, this are not considered to harm the overall appearance of the building and would

not appear out of keeping in the street scene.

The proposed works also seek to upgrade the property's thermal performance by installing a new 'Bauder total roof system' which will help keep the building sealed and free of water ingress. A new 'Latchway' man safe system and a cat ladder are also proposed for maintenance purposes, which requires to have the existing roof parapet increased in height for safe working and to hide this. Therefore, the roof parapet will be increased in height by approximately 500mm in order to facilitate the installation of both the cat ladder and mansafe system which will be undertaken in matching brick. Across a large building it is considered that there will be little perceivable change in the character or appearance of the property as a whole. Thus, the proposed works would preserve the character and appearance of the host building and its setting in the wider area.

In terms of sustainability, the replacement double glazed windows and doors will help to improve energy efficiency within the flats as these meet approved documents L- Conservation of Fuel and Power. Likewise the works to the main and terraced roofs include the renewal of the existing flat roofs with a proposed 'Bauder total roof system' which would upgrade the property's thermal performance.

There are no amenity concerns to neighbouring properties given that the proposal would mainly replace existing windows. The proposed slight increase in height of the main roof would not have any detrimental impact on neighbouring amenity.

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

As such, the proposal is in general accordance with policies A1, CC1, CC2 and D1 of the Camden Local Plan 2017. The proposal would also be in general accordance with policy A16 of the Fortune Green and West Hampstead Neighbourhood Plan; 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.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the planning application was made before 12 February 2024.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:

- It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a “Biodiversity Gain Site”.
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer