

Application ref: 2025/0098/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 5 March 2025

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

Studio VK Limited
1 Thane Villas
Regent Studios, Studio G03
London
N7 7PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Denning Road
London
NW3 1SU

Proposal:

Alterations at front of property, involving the replacement of all single glazed timber frame windows and timber panelled entrance doors at upper and lower ground floor levels with like-for-like double glazed units, including the removal and reinstatement of a refurbished stained glass fanlight as the external face of a triple glazed unit located above the upper ground floor front entrance door.

Drawing Nos: Site location plan; 130-01, 300-01, 400-01 rev 01, 410-01, 410-02 rev 01; Detailed elevations & sections - windows & doors from North London Box Sash Ltd. (14 pages / version rew.2 dated 21/11/2024) received 03/03/2025; Method Statement (Tenby Penny works to stained glass) from Studio VK Limited (version 2) received 03/03/2025; Design and Access Statement from Studio VK Limited dated March 2025.

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; 130-01, 300-01, 400-01 rev 01, 410-01, 410-02 rev 01; Detailed elevations & sections - windows & doors from North London Box Sash Ltd. (14 pages / version rew.2 dated 21/11/2024) received 03/03/2025; Method Statement (Tenby Penny works to stained glass) from Studio VK Limited (version 2) received 03/03/2025; Design and Access Statement from Studio VK Limited dated March 2025.

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 proposed replacement windows and doors are considered to be acceptable in terms of their design (including horned detailing and integral glazing bars for window units), material, location, colour, proportions and opening methods, such that, the character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas would be preserved.

While there would be some degree of increased thickness to frames in order to accommodate double-glazed panes, in this instance, the proposed use of suitably designed units are considered to involve appropriate and sympathetic alterations.

Initial concern was raised by the Council to original proposals involving the replacement of a existing stained glass fanlight located above the upper ground floor front entrance door with a new fanlight housed between two sheets of glass to form a triple glazed unit.

The concern was firstly due to a presumption in relevant Council policy and guidance, as well as the Hampstead Conservation Area statement, to retain existing/original features of visual interest. And secondly, as the appearance of the stained glass fanlight would likely be diminished by placing it behind a sheet of glazing, resulting in a notable visual difference and loss of the refractive qualities and detailing of the fanlight when viewed from the street, creating an overly reflective external appearance that would detract from the character of the host building, wider terrace and Conservation and

Neighbourhood Areas.

In response, the applicant provided revised drawings and method statement confirming amended proposals to carefully remove and refurbish the existing stained glass fanlight before reinstating it as the external face of a triple glazed sealed unit (i.e. with no additional glass in front of the fanlight) and located in the same position as existing above the front entrance door.

Following these amendments, the Council considers the revised proposal to be acceptable as it would not only preserve the existing character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas, but also safeguard the longevity of the existing stained glass fanlight in its refurbished form as well as retain its significance as a feature of visual interest within the streetscene.

In sustainability terms, all double-glazed units as proposed are also noted as having the potential to reduce energy costs, offset the need for powered heating and so help reduce carbon emissions, provide more thermal efficiency and insulation for the occupiers of the property, and allow for passive flow of ventilation in the form of trickle vents.

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

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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 2024.

- 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 Biodiversity Net Gain (BNG):

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.

This application will not require the approval of a BGP before development is begun because it is a Householder Application.

++ 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).

+ 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-householder-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