

Application ref: 2018/0247/P
Contact: Tony Young
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Date: 8 May 2018

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Kokorelia Architects Ltd
20 Rosebery Gardens
LONDON
N8 8SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
10 Lyndhurst Gardens
LONDON
NW3 5NR

Proposal:

Insertion of timber framed sash window within new opening to side elevation and alteration to reduce size and design of existing single glazed side window (all alterations at 2nd floor level).

Drawing Nos: Site location plan; AP00 rev 01, AT110 rev R01, AT111 rev R00, AT112 rev R00, AT113 rev R00; AT210 rev R01, AT211 rev R00, AT212 rev R00, AT213 rev R00; AP500 rev R00; Unnumbered Floor plan and window identification document (dated 08/11/2017); Unnumbered documents titled, 'Drawings for existing and proposed windows' and 'Pictures of current windows' (both received 01/05/2018); Heritage (with Design & Access) Statement (ref. R01) dated April 2018.

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 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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; AP00 rev 01, AT110 rev R01, AT111 rev R00, AT112 rev R00, AT113 rev R00; AT210 rev R01, AT211 rev R00, AT212 rev R00, AT213 rev R00; AP500 rev R00; Unnumbered Floor plan and window identification document (dated 08/11/2017); Unnumbered documents titled, 'Drawings for existing and proposed windows' and 'Pictures of current windows' (both received 01/05/2018); Heritage (with Design & Access) Statement (ref. R01) dated April 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the insertion of a double glazed slimline timber framed sash window within a new opening on the side elevation. While the introduction of double glazing would not normally be appropriate within a listed building, the principle of using double glazing on this flank wall has already been established at 1st floor level under planning permission and listed building consent (2017/5205/P & 2017/5366/L) dated 15/11/2017 where a similar window was considered to be appropriate given the particular circumstances.

Similarly, the proposed new sash window would be suitably small and discretely positioned on the side elevation between the chimney breast and downpipe with only a minor intervention into the historic fabric. The window would not be widely visible given the narrow and limited views of this wall. The use of matching materials and a similar slimline sash design to the recently approved window immediately below at 1st floor level would ensure that the proposed window would match as closely as possible and integrate well with other fenestration on this flank wall.

The proposal also involves raising up the sill of an existing single glazed side window by approximately 300mm in order to reduce the height of the opening, the design of the window altering to match other single glazed timber framed sash windows at the property. Following Council advice, the inclusion of toughened glass has been removed from the proposals to allow for similar like-for-like glass in order to ensure that the special architectural and historic interest of the Grade II listed building is preserved.

Overall, the proposed alterations are considered to be appropriate in terms of design, scale, colour, location, methods of opening, and materials to be used. They are minor in nature, involving minimal intervention into the building fabric, and have no adverse impact either internally or externally on any features of special architectural or historic interest. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Fitzjohns Netherhall Conservation Area, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning