

Application ref: 2018/2772/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 3 October 2018

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

Sher and White
2nd Floor Studio
225A Brecknock Road
London
N19 5AA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

237-239 West End Lane & 11 Sandwell Crescent
London
NW6 1XN

Proposal:

Variation of condition 3 (approved plans) of planning permission dated 05/03/2018 (ref.2017/6631/P) for Alterations to front facade, replacement of windows and doors on side and rear elevations and replacement of rooflights on the main roof; namely to revise the fenestration to the West End Lane elevation.

Drawing Nos: Superseded plans: 1706/PL.04_A

Revised plans: 1706/PL.04_B.

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 the original planning permission ref 2017/6631/P dated 05/03/18.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.3 of planning permission 2017/6631/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 1706/ -(EX.01_A, EX.02_A, EX.03_A, EX.04_A, EX.05_A, EX.06, PL.01_A, PL.04_B, PL.05_A, PL.02_A, PL.03_A, PL.06).

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

Informative(s):

- 1 Reasons for granting planning permission

An amendment to planning permission ref. 2017/6631/P is sought for revisions to the West End Lane elevation associated with refurbishment works to the external façade of the building. These works relate solely to the residential flats at 1st to 3rd floor level and not to the commercial units at ground floor level.

The revisions to the front elevation include replacement of the existing uPVC windows with PPC aluminium windows in the existing openings, and the addition of brick slip panels to complement the existing and to replace timber cladding. The proposal involves less alteration to the façade than the original planning permission, and would largely maintain the character of the existing fenestration. The proposed facing materials have been approved under the original permission. The replacement of timber cladding with brick slips to match the existing facing brick is welcomed.

These works are considered acceptable and would enhance the character and appearance of the host building and the West End Lane Conservation Area.

The proposal does not raise any new amenity concerns as the new windows would replace the existing windows in the same position.

No objections were received prior to the determination of this application. The site's planning history has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead

Neighbourhood Plan and accords with the London Plan 2016 and National Planning Policy Framework 2018.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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).
- 4 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.

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

Director of Regeneration and Planning